

COULTERS©

2 KIRK VIEW LAW ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4LL

2 BED | 2 BATH | 1 PUBLIC





TAKE A LOOK INSIDE

Forming part of a modern development in the heart of the sought-after coastal town of North Berwick, 2 Kirk View is an attractive two-bedroom ground floor flat, ideally positioned within easy walking distance of the beach, town centre, local schools and railway station.

Offering well-presented accommodation in good order throughout, the property would make an ideal holiday retreat or permanent home. Further benefits include a private parking space and access to a delightful shared garden.

KEY FEATURES

- Bright, well presented modern ground floor flat
- Two well proportioned double bedrooms, one with ensuite
- Delightful shared garden
- Private residents' parking
- Located in the heart of the town, close to all amenities and the beach
- Ideal as a permanent residence or a holiday home
- EPC Rating - B
- Council Tax Band - D







Accessed via a secure entry system, the accommodation comprises a welcoming entrance hall with a useful storage cupboard; a bright, south-facing dual-aspect sitting room/dining room, open plan to a modern kitchen fitted with a good range of units and integrated appliances; a principal bedroom with fitted wardrobes and an en-suite shower room; a second double bedroom; and a separate shower room.

The development is factored and maintained by Hacking and Paterson, annual factoring charges are approximately £1000.







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THE LOCAL AREA

North Berwick is a coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.

The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, light fittings, induction hob, oven, fridge/freezer, dishwasher and washing machine are included in the sale price.

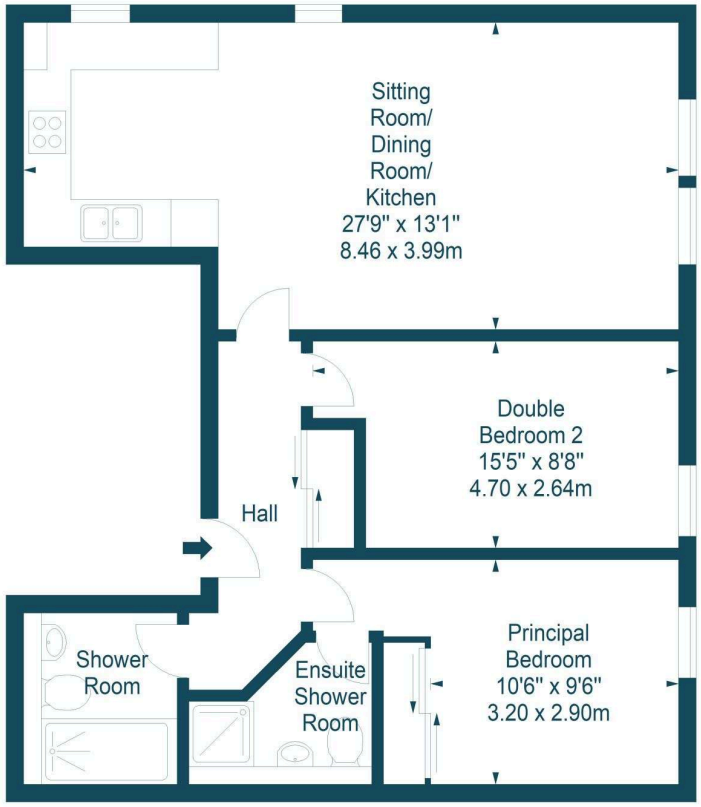
HOME REPORT VALUATION: £320,000


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Kirk View,
Law Road,
North Berwick,
East Lothian, EH39 4LL

SquareFoot

Approx. Gross Internal Area
767 Sq Ft - 71.25 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor

GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.