

SIMPSON & MARWICK

21B BALFOUR STREET, NORTH BERWICK, EAST LOTHIAN, EH39 4JY

EPC C



Situated on one of North Berwick's popular residential streets, just moments from the beach and High Street, this charming three-bedroom first-floor flat combines period character with comfortable contemporary living.

Forming part of an attractive traditional building, the property is in very good condition throughout and ready to move into. Original features include elegant decorative cornicing and beautiful fireplaces, while the two front rooms benefit from double-glazed sash and case windows.

The communal entrance provides a welcoming first impression, with original Victorian mosaic floor tiles and a beautiful cupola flooding the space with natural light. Within the flat, a private hallway incorporates a large storage cupboard. The impressive sitting/dining room features a lovely bay window with partial sea views towards the beach, an attractive fireplace with gas-effect coal fire and ample space for relaxing and entertaining.





The fully fitted kitchen has sleek white gloss wall and base units and a range of integrated appliances.

There are three well-proportioned bedrooms. The principal bedroom overlooks the communal rear garden and benefits from fitted wardrobes and an en-suite shower room. The second double bedroom features a beautiful original fireplace, whilst the third is also a good-sized room. A modern family bathroom with white suite, shower over the bath and attractive Travertine tiling completes the accommodation. Further benefits include gas central heating, with a brand-new boiler and Hive heating control system recently installed.



LOCATION

North Berwick is one of East Lothian's most sought-after coastal towns, renowned for its beautiful beaches, picturesque surroundings and excellent golf courses. The town offers a great selection of independent shops, cafés, restaurants and local amenities.

The property is ideally positioned for the beach and town centre, with North Berwick railway station nearby, offering regular services to Edinburgh.



Externally, the property enjoys access to a shared rear garden, with on-street parking available to the front.

Combining generous accommodation, attractive period features, partial sea views and an enviable coastal location, this delightful flat offers a wonderful opportunity to enjoy all that North Berwick has to offer.

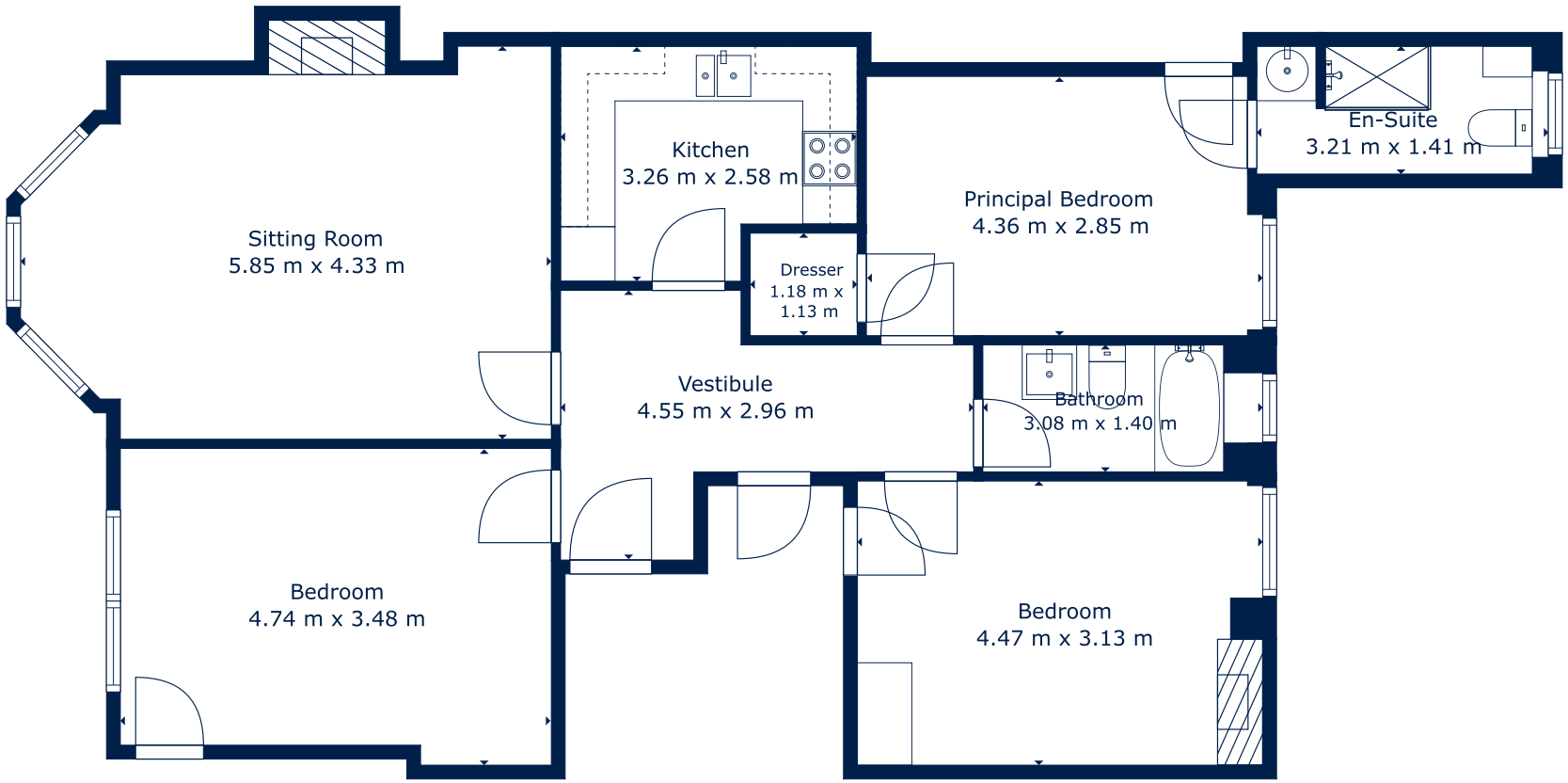
Fixtures and Fittings
All fitted floor coverings, blinds, curtains, light fittings, integrated fridge/freezer, dishwasher, hob, oven, cooker hood and washing machine are included in the sale.

Viewing Details
By appointment through Simpson & Marwick.



21B BALFOUR STREET
North Berwick, East Lothian, EH39 4JY

Approx. Gross Internal Area:
1011.81 Sq Ft (94 Sq M)



For Identification purposes only.
Not to scale.

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01620 892000

Aberdeen
01224 606210