



9D Balfour Street

North Berwick, EH39 4JY

- Beautifully presented flat in sought after location
- Lovely sea views to the front
- Generous and bright sitting room
- Contemporary dining kitchen
- Two double bedrooms
- Third bedroom
- Bathroom
- Easy walking distance of local amenities
- Ideal as second or permanent home
- Gas central heating and double glazing

Superb, well presented three bedroom top floor flat with lovely sea views

Description

Located within the highly desirable seaside town of North Berwick, 9D Balfour Street is a superb three bedroom top floor flat ideally situated close to the beach and within easy walking distance of excellent local amenities. The property is currently used as a successful holiday rental home and could also be used as a permanent residence. The contemporary accommodation is beautifully presented, in move in condition throughout, and benefits from period features, lovely open sea views, a shared garden and on street parking.

Location

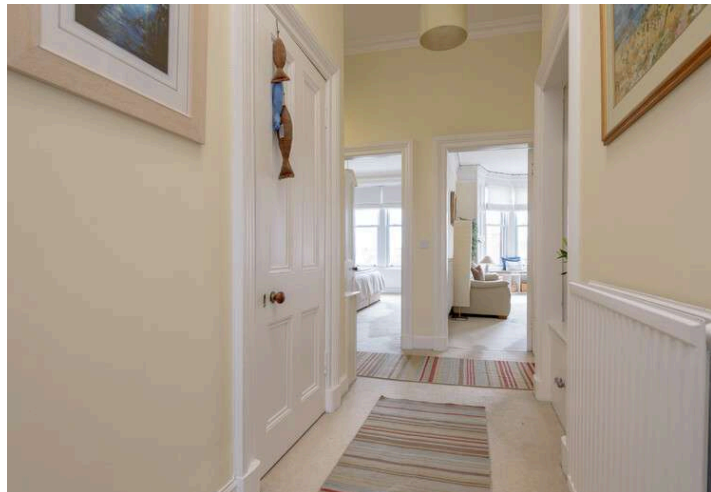
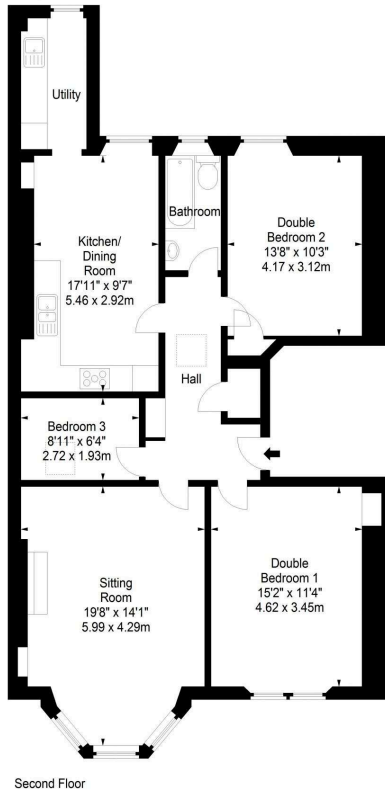
North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county.

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Approx. Gross Internal Area
1067 Sq Ft - 99.12 Sq M
For identification only. Not to scale.
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It has a busy high street, with a wide range of local shops 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.

Fixtures and Fittings

All fitted carpets, fitted floor coverings, blinds, light fittings, range hob, oven, extractor hood, fridge/freezer, dishwasher are included in the sale price.

EPC Rating E

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.