



# SEAVIEW

2B CROMWELL ROAD, NORTH BERWICK, EAST LOTHIAN



**RETTIE**





## SEAVIEW

**2B CROMWELL ROAD, NORTH  
BERWICK, EAST LoTHIAN, EH39 4LZ.**

A spectacular 2-bedroom first-floor apartment, with spectacular views over West Links Golf Course and The Firth of Forth to Fife in the distance, within a short walk of North Berwick town centre.

North Berwick Station 0.5 miles, Edinburgh City Centre 25.8 miles, Edinburgh Airport 32.9 miles (All distances are approximate).

### Summary of Accommodation

Communal Entrance Hall with staircase to landing and front door to Entrance Hall, Sitting Room, Open Plan Kitchen/Living/Dining Room, Two Double Bedrooms with En Suite Bathroom and En Suite Shower Room, Cloakroom and Utility Room.

Large Private Roof Terrace with stunning coastal views across West Links Golf Course.

Internal and External Storage Cupboards at ground floor level.





#### SITUATION:

North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is a good local primary school and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar.

North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, sports centre with swimming pool, a variety of restaurants and cafes. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. Edinburgh can be reached by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town is regularly voted best seaside town/place to live in Scotland amidst such glorious scenery and is regarded

#### DESCRIPTION:

2B Craighend Cottage is a stunning Apartment designed to take full advantage of the open views across West Links golf Course to the Forth of Forth and Fife in the distance. The Apartment was created by the current owners to provide them with a private second home that required minimum maintenance and could be securely shut up when they were away or alternatively let out to provide an income.

The Apartment is approached from Cromwell Road by a pedestrian gate which opens to a path to the glazed front door which opens to a communal hall with a feature steel staircase which rises to a bright landing and the timber door to the Apartment. The entrance hall opens to the principal rooms with double doors opening to an impressive bright spacious Sitting Room with a feature electric fireplace, space for dining table and chairs and double doors to the roof terrace and a door to the kitchen. The fully fitted kitchen features a breakfast bar and modern appliances including an induction hob, fridge/freezer, dishwasher and wine fridge. Beyond the kitchen is a Living Room with a feature timber panelled wall and two walls with floor to ceiling windows and double-glazed doors out to the roof terrace.

The entrance hall has a separate WC, Utility Room and Store Room with doors to two double bedrooms one of which has an ensuite bathroom and the other an ensuite shower room.

The large terrace is a superb area from which to enjoy the views and magnificent sunsets and has glazed panelling with a brushed steel handrail.

#### GENERAL REMARKS AND INFORMATION:

##### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 4LZ.

##### Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### Services:

Mains electricity, water, drainage and gas.

##### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

##### EPC: Band TBC

##### Local Authority:

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

##### Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

##### Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.





#### Particulars and Plans:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

#### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

#### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

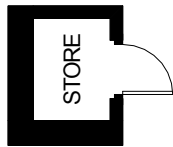
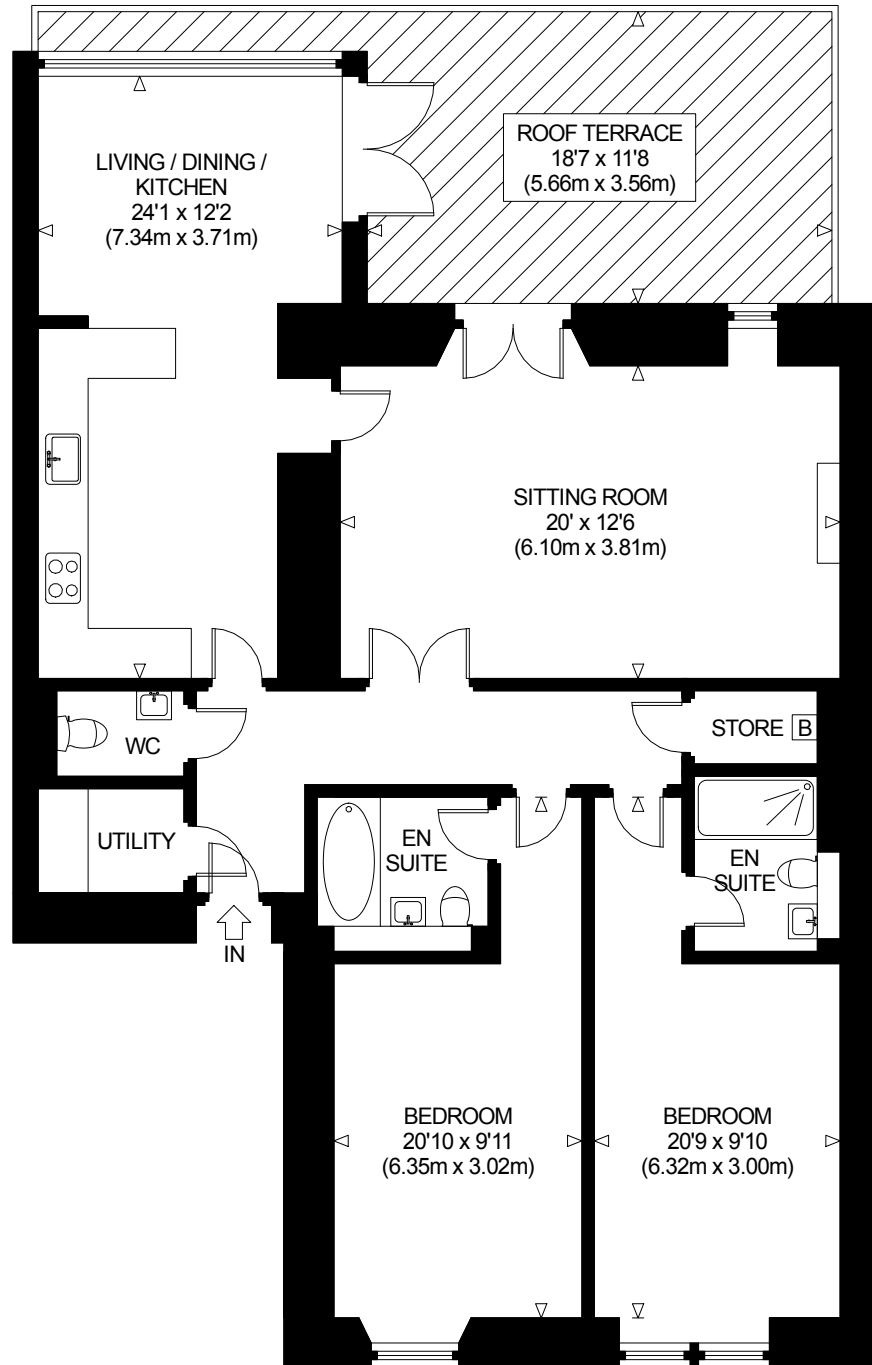
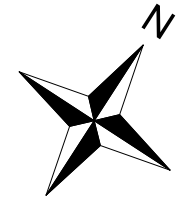
#### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

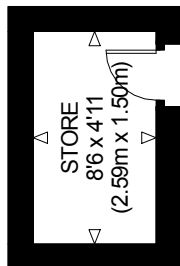
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1177 SQ FT / 109.4 SQ M  
 INTERIOR STORE AREA 13 SQ FT / 1.2 SQ M  
 EXTERIOR STORE AREA 42 SQ FT / 3.9 SQ M  
 TOTAL COMBINED FLOOR AREA 1232 SQ FT / 114.5 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 Copyright © exposure  
 www.photographyandfloorplans.co.uk



INTERIOR GROUND FLOOR STORE  
 FLOOR AREA 13 SQ FT / 1.2 SQ M



EXTERIOR GROUND FLOOR STORE FLOOR  
 AREA 42 SQ FT / 3.9 SQ M

FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1177 SQ FT / 109.4 SQ M





**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

**Proof and Source of Funds/Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.