



14A YORK ROAD

NORTH BERWICK | EAST LOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Communal Entrance Hall and Storage Cupboard

First Floor: Reception Hall, Dining Kitchen with door out to a Roof Terrace, Sitting Room, Principal Bedroom with Ensuite Shower Room, Double Bedroom, Bedroom/Study, and Shower Room

Garden: Spacious Roof Terrace, Private Garden area predominantly laid to lawn bounded by well stocked herbaceous borders and mature fruit trees, and a shared drying green

Gullane 4 miles, Edinburgh 22 miles, Edinburgh Airport 32 miles (All distances are approximate).

14A YORK ROAD

North Berwick, East Lothian, EH39 4LX

An immaculately presented 3-bedroom apartment with a generous and sunny roof terrace that enjoys stunning sea views, within a handsome period building in the popular coastal town of North Berwick





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 good local primary schooling 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.

For the keen golfer, North Berwick has two excellent courses with a variety of prestigious links courses in the local vicinity. East Lothian boasts 22 golf courses in total, but for those interested in other sporting pursuits North Berwick also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, as well as a variety of restaurants and cafes for good measure. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. Edinburgh can be reached in around 45 minutes by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre in 30 minutes. It is little surprise that this affluent coastal town amidst such glorious scenery is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

DESCRIPTION:

14a York Road is a spacious and immaculately kept 3-bedroom apartment within a beautiful period house which enjoys open views across the Firth of Forth to Fife and beyond. The apartment is an ideal primary home or additional residence, with high ceilings and period features, neutral stylish interior decoration, and ample storage throughout. The apartment has recently been upgraded with new double glazing throughout, making it a

warm and inviting space. The property is currently an additional residence so furniture is available by separate negotiation.

14A York Road is located on a peaceful residential street, close to the beach, golf courses and railway station and within easy walking distance of the shops and cafes in North Berwick's vibrant High Street. The property is entered via a shared entrance on the ground floor with communal stairs that lead up to apartments 14a and 14b. There is a generous storage cupboard on the ground floor ideal for gardening equipment, or to store golf clubs or bicycles. Ascending the stairs to the first floor, the main door to the apartment opens into a spacious Entrance Hall furnished with built in storage and sleek engineered wooden flooring. The wooden flooring continues through into the bright and spacious Dining Kitchen, which is fitted with a range of base and wall mounted cabinetry. The integrated appliances include Siemens dishwasher, Bosch oven and 4-ring gas hob, and Baumatic under-counter fridge, with freestanding Bosch washing machine and Frigidaire freezer housed in the adjacent floor-to-ceiling storage cupboards. The sink benefits from a well-positioned spot in front of a large window that offers a stunning view out to the Firth of Forth, which, together with a glazed wall with door leading out to the generous roof terrace, make the dining kitchen a bright and airy space to enjoy.

The Sitting Room is a beautifully appointed room with high ceilings and detailed cornicing which centres around the large bay window offering the far-reaching views to Fife over the Firth of Forth. The Sitting Room is dual aspect with another sash and case window to the east and is neutrally furnished with recently fitted light grey carpets. The bay window is fitted with working shutters.



Across the hall is a spacious and tranquil Principal Bedroom with a convenient shower room ensuite which is cleverly disguised by a feature wall with built-in storage surrounding it. The bedroom is south facing and benefits from three large windows which are fitted with working shutters and offer views to North Berwick Law. The ensuite is presented with neutral stone effect tile flooring and walls, and furnished with a shower cubicle with electric shower, basin, WC, heated towel radiator, large fitted mirror, and an extractor fan.

Two further Double Bedrooms provide further accommodation, with the larger of the two being a spacious double bedroom that shares the same aspect as the principal bedroom. The third bedroom is currently set up as a study, with a feature window with northerly views across the Firth of Forth. Completing the layout is a modern shower room which has grey floor tiles that continue up the wall behind a corner shower cubicle with mains shower. The shower room is also fitted with a basin with fitted mirror above, WC, and a wall-mounted heated towel radiator.

GARDEN:

14a York Road benefits from a spacious roof terrace from the kitchen, which is on the west side of building and enjoys a brilliantly sunny aspect and stunning views to the north over the Firth of Forth. In addition, a private garden owned by the apartment is located at the northerly corner of the grounds. An established and mature herbaceous border surrounds a generous lawn area, with a prolific apple tree at the end as well as a pear tree. The border is well stocked with a variety of plants and shrubs including flowering roses, hydrangeas, and cordylines. The apartment shares a drying green with the neighbouring apartment which is fitted with a traditional drying line. There is an allocated off-street parking space to the side of the building.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

The curtains and whitegoods are included in the sale. Furniture items are available by separate negotiation.

Services

Mains electricity, drainage, and water, with gas central heating powered by a Vaillant boiler with a Danfoss thermostat in the hall.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH39 4LX

EPC – Band C

Local Authority

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

Council Tax – Band F

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:

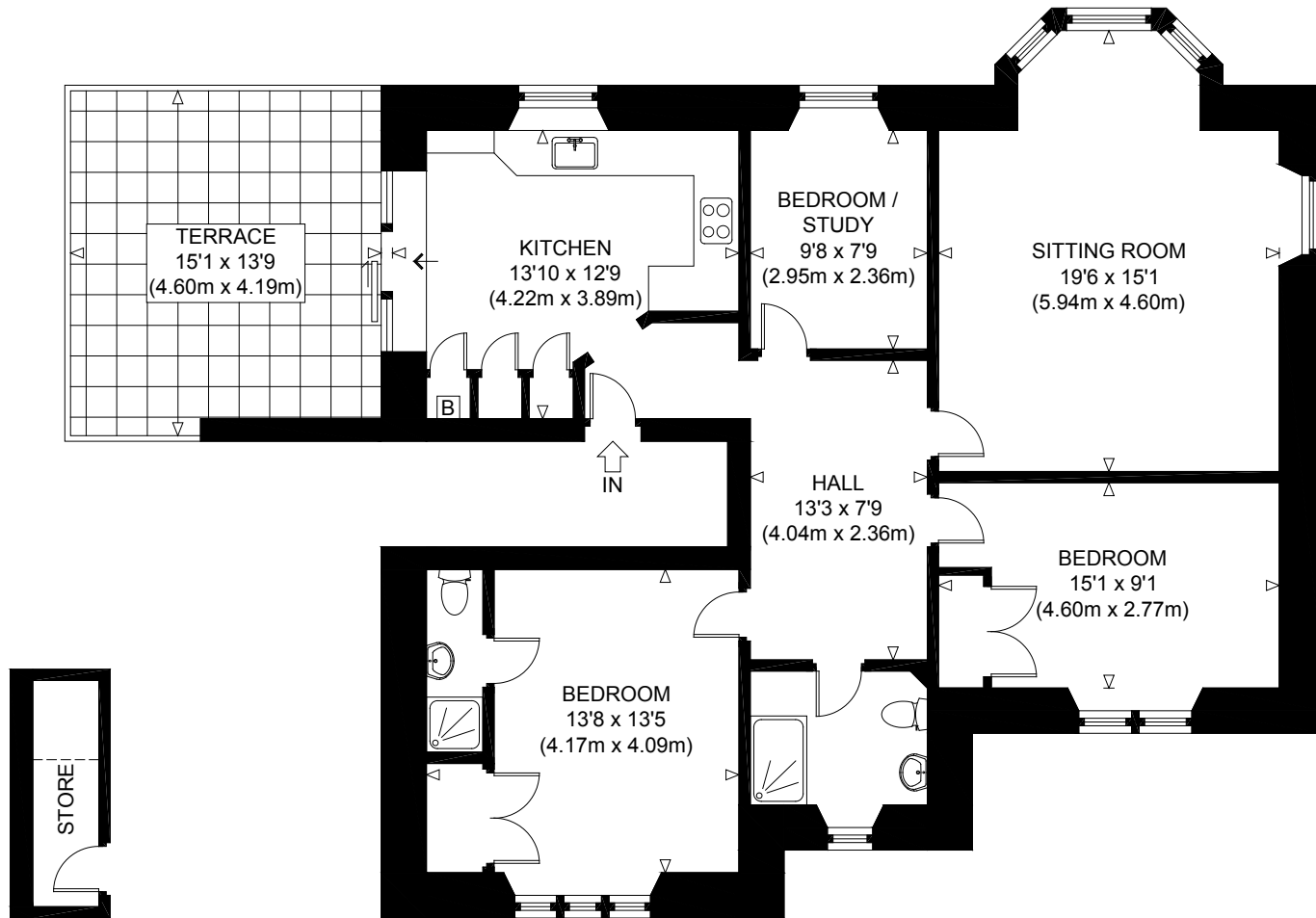
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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 29 SQ FT / 2.7 SQ M

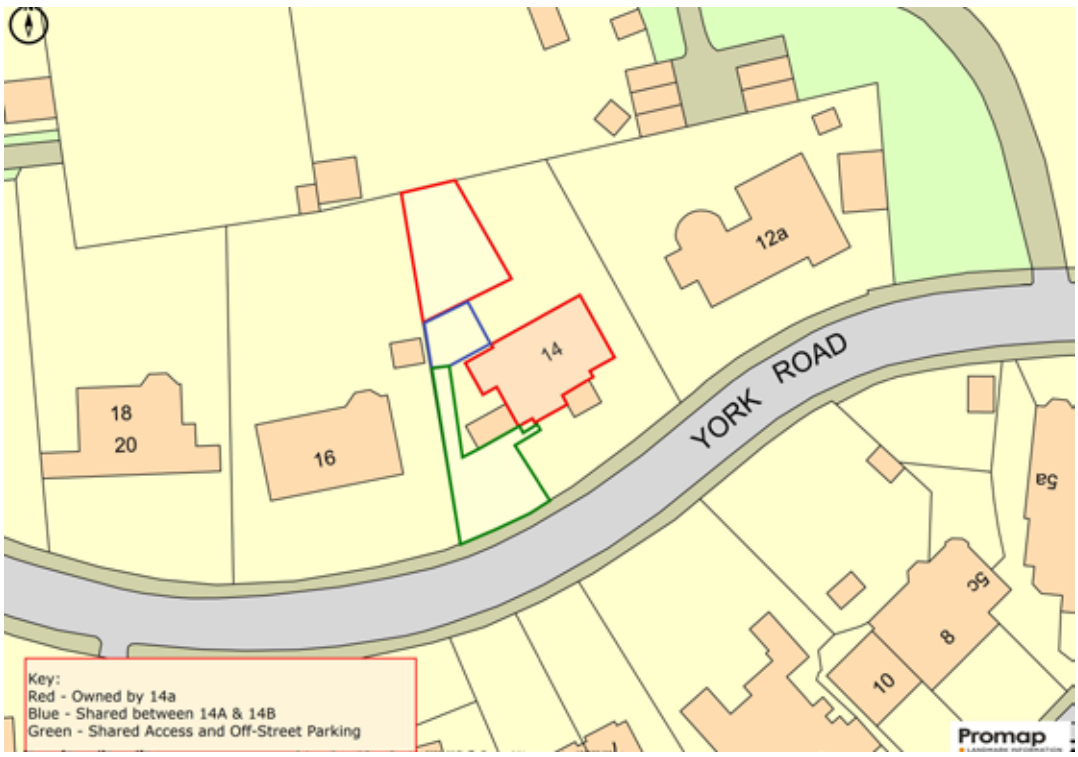
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1058 SQ FT / 98.3 SQ M

YORK ROAD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1058 SQ FT / 98.3 SQ M
EXTERNAL STORE AREA 29 SQ FT / 2.7 SQ M
TOTAL COMBINED FLOOR AREA 1087 SQ FT / 101.0 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.