



1 QUARRY COURT

Abbotsford Road, North Berwick, EH39 5DB.



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An immaculate and stylish ground floor apartment with spectacular uninterrupted views over North Berwick Golf Course and The Firth of Forth to Fife in the distance.

Drem 5 miles, Haddington 9 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles
(All distances are approximate).

Summary of Accommodation:

Communal Entrance Hall, Hall, Large Open-Plan Sitting/Kitchen/Dining Room, Principal Bedroom with En Suite Bathroom, Double Bedroom with En Suite Shower Room, Double Bedroom with En-Suite Shower Room, Two Hall Cupboards. A walk in Pantry Cupboard and separate Utility Cupboard.

Outbuildings: Single Car Garage.

Garden: Communal front and rear gardens.

Approximately: 0.71 Acres (Communal Gardens).



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Situation:

1 Quarry Court is situated on Abbotsford Road within a quiet residential setting off the Western approach to North Berwick, within walking distance of the train station, beach and towns amenities. 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 club, 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. The town also plays host to the immensely popular Fringe by the Sea festival. Edinburgh can be reached by car, or by a well timetabled 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 as the ideal base for those that wish to enjoy all that East Lothian has to offer.

Description:

Quarry Court is approached via twin stone gate pillars flanking private entrance and in-out driveway, offering ample parking. Formerly a mansion house, the property depicts a Tudor style with a partial render and stone façade sitting under a tiled roof and is believed to have been subdivided into apartments in the 1950's with 1 Quarry Court occupying part of the ground floor. Due to the properties elevated position it boasts breathtaking views over The West Links Golf Course, the beach and over the Forth to Fife.

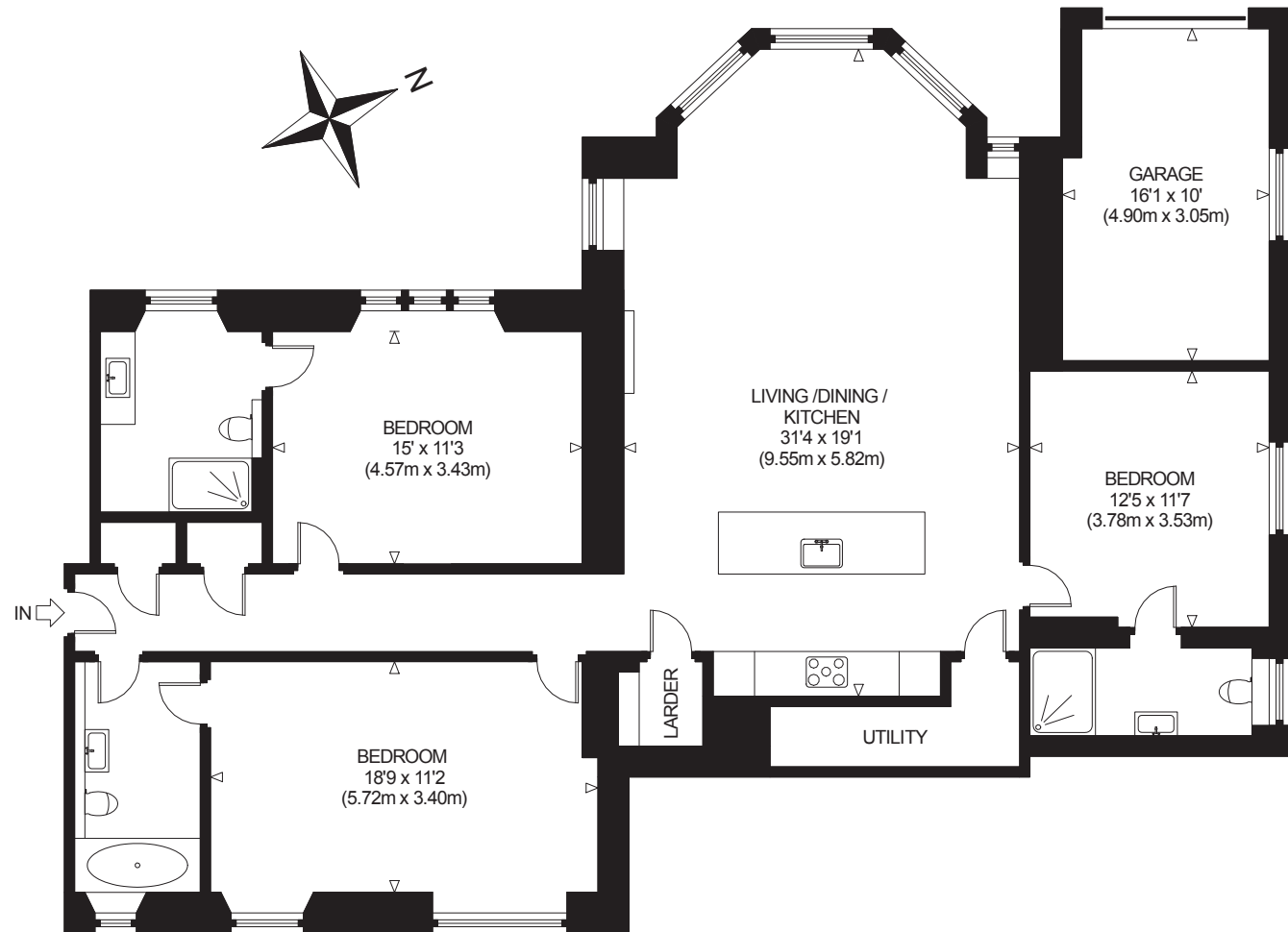
From the driveway an entrance porch offers two front doors that open to the communal entrance hall which gives access to the apartments, a central stair and access to the rear garden. From the communal entrance hall, the front door to the apartment opens to a welcoming hall giving access to the principal rooms of the apartment.

The stunning open plan sitting-kitchen-dining room is a generous size and features a large bay window with a window seat offering spectacular views over the Golf course and over the Forth to Fife. The sitting area is positioned to make the most of the breathtaking views and also benefits from a gas fire that sits under a stone mantelpiece. The kitchen is sleek in design and has a range of wall and base mounted units with a central island and modern appliances which include, a five-ring induction hob with extractor above, Siemens Oven and Microwave and a fridge/freezer, with a walk in pantry cupboard and separate utility cupboard.

The principal bedroom has beautiful views over the rear garden and features built in shelves and cupboards, along with an en suite bathroom with bath, wc and basin. Across the hall is a further double bedroom with sea views and an en suite shower room with shower, wc and basin. The remaining double bedroom is accessed from the open-plan kitchen area and has an en suite shower room, with shower, wc and basin.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1720 SQ FT / 159.8 SQ M

QUARRY COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1720 SQ FT / 159.8 SQ M
(INCLUDING GARAGE)

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

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RETTIE

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Communal Garden:

To the front of the property there is a front garden which is predominantly laid to lawn, with a herbaceous border bounded by a stone wall. To the rear of the property there is a substantial communal lawn, surrounded by a stone wall and hedging, with a south facing private patio and a back garden with a drying area.

Garage:

To the front of the property sits a single car garage which houses the boiler and has a manual door.

General Remarks and Information:**Fixtures and Fittings:**

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

Services:

Mains Electricity, Drainage, Water and Gas.

Viewing:

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

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 5DB

EPC – Band D.**Photographs**

The internal photographs in the brochure were taken in 2018 with others being taken in 2024.

Local Authority:

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

Council Tax Band G.**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.

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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.

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