



# 8 THE OLD GRANARY

HARBOUR TERRACE | NORTH BERWICK | EAST LOTHIAN



**RETTIE**







### Summary of Accommodation

**Ground Floor:** Entrance Hall and Storage Cupboard

**Top Floor:** Reception Hall, Open Plan Dining and Living Room with Triple Aspect Views, Kitchen area with Pantry Cupboard, Principal Bedroom, Two Further Double Bedrooms, and Two Bathrooms

**External:** Allocated off street parking space

**Internal Area:** 1541 sqft / 143.2 sqm

# 8 THE OLD GRANARY

**Harbour Terrace, North Berwick, East Lothian, EH39 4JW**

A characterful and spacious top floor apartment with 3 generous double bedrooms and incredible triple aspect views over North Berwick beach and out to the Firth of Forth from a large open plan living space

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







#### 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:

8 The Old Granary is a charming building that sits in a prime position overlooking the Harbour at North Berwick. Formerly a grain storage building used for incoming cargo, the building has been sympathetically modernised and now offers 8 spacious apartments with stunning views over the beach on the West side of North Berwick, and the Firth of Forth to Fife and beyond.



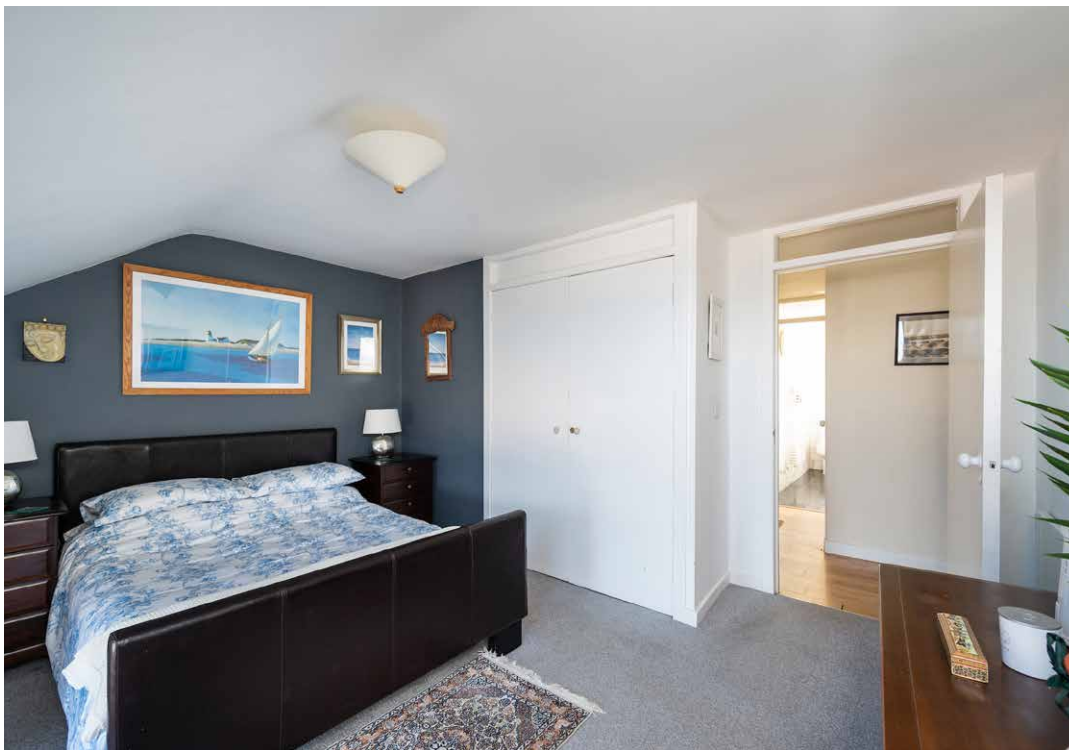




Entering the apartment from the bright and spacious landing, a generous Reception Hall offers ample storage with a fitted cloak cupboard to hang outerwear and an airing cupboard that also houses the hot water tank. A glazed door leads through from the Reception Hall to the main Living Space which is consists of an open plan Living and Dining Room with a semi-open plan Kitchen Area. The Kitchen area is bright and airy, with a series of white kitchen cabinetry that hosts a range of integrated appliances including an oven, induction hob, extractor hood, and fridge-freezer. There is plumbing for a washing machine and dishwasher and a 1.5 bowl stainless steel sink. There is a large pantry cupboard with ample additional kitchen storage, and the Kitchen benefits from space for a breakfasting table. Returning to the main room, triple aspect windows offer stunning vistas over the West Bay Beach, Harbour, and across the Firth of Forth. An open stone wall characterises the space, and the numerous windows create an open and welcoming space to entertain. The Principal Bedroom is located from the Hall and has a Velux skylight and floor level window that flood the room with light. A large built-in cupboard offers plenty of storage with ample space for freestanding bedroom furniture.

The Reception Hall provides access to two further large double bedrooms with outstanding vistas over North Berwick and the Firth of Forth from Velux and floor level windows. Both bedrooms benefit from built-in storage and plenty of room for additional freestanding furniture. Two modern family bathrooms are located from the hall, the first of which has a bath with shower over, basin with vanity storage, heated towel radiator, and WC, heated towel radiator and underfloor heating. The second bathroom is also furnished with a bath and shower over, a basin, bidet, WC, heated towel radiator and underfloor heating. Both bathrooms are finished to a high standard in a sleek modern style, with marble finish wall tiles and reflective black floor tiles.

External: There is an allocated parking space for the apartment.





#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Whitegoods are not included unless specifically mentioned. Some items of furniture may be available separately.

##### Services

Mains electricity and water, with electric central heating.

##### 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 4JW

##### EPC – Band E

##### 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.

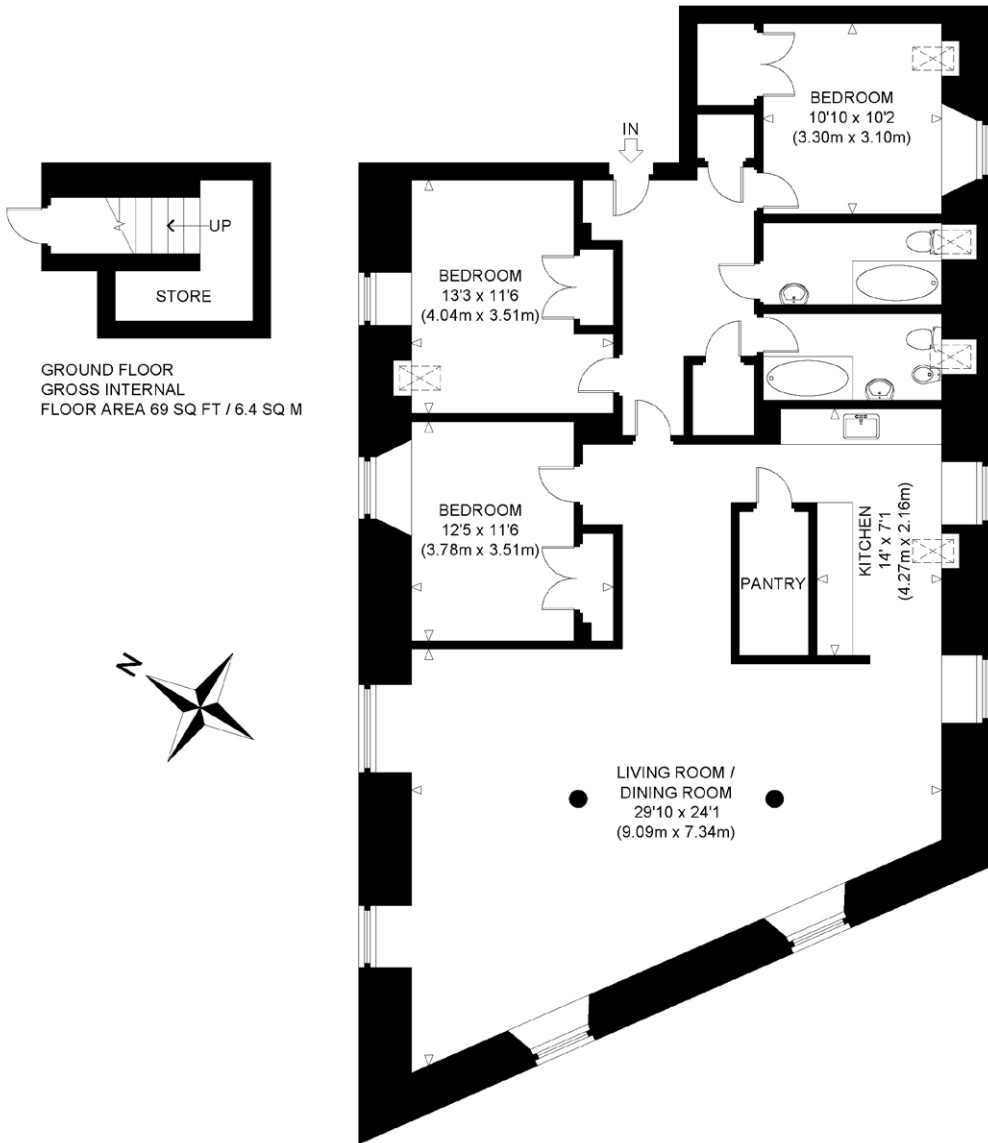
#### Offers:

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.





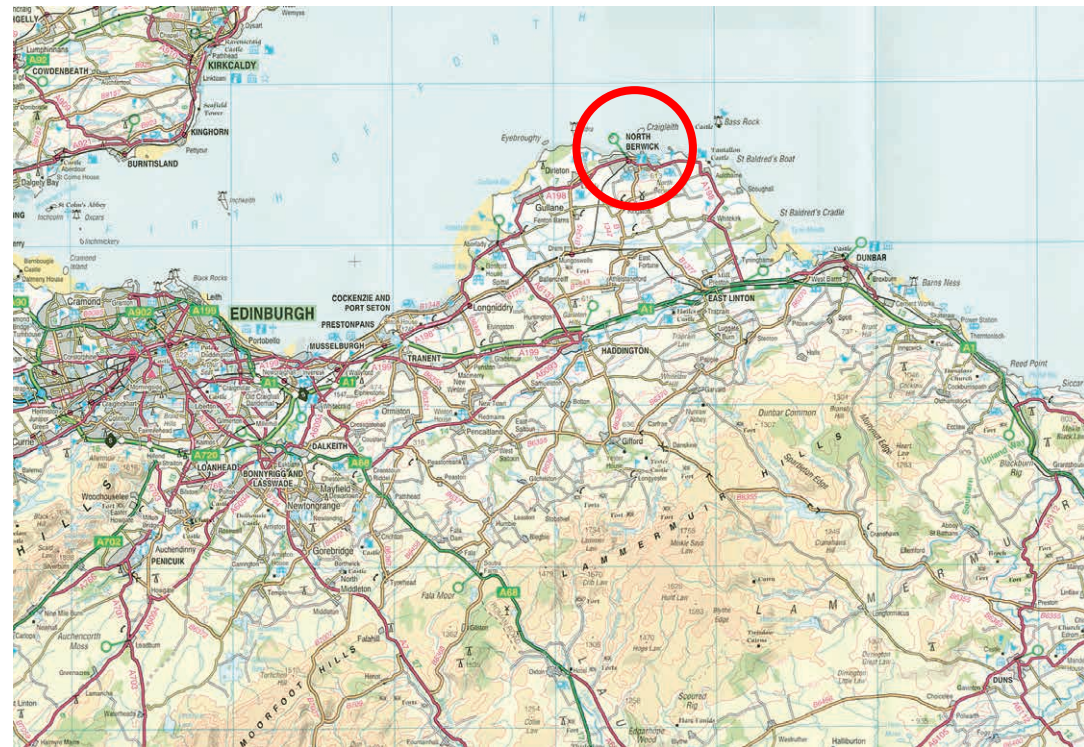
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 69 SQ FT / 6.4 SQ M



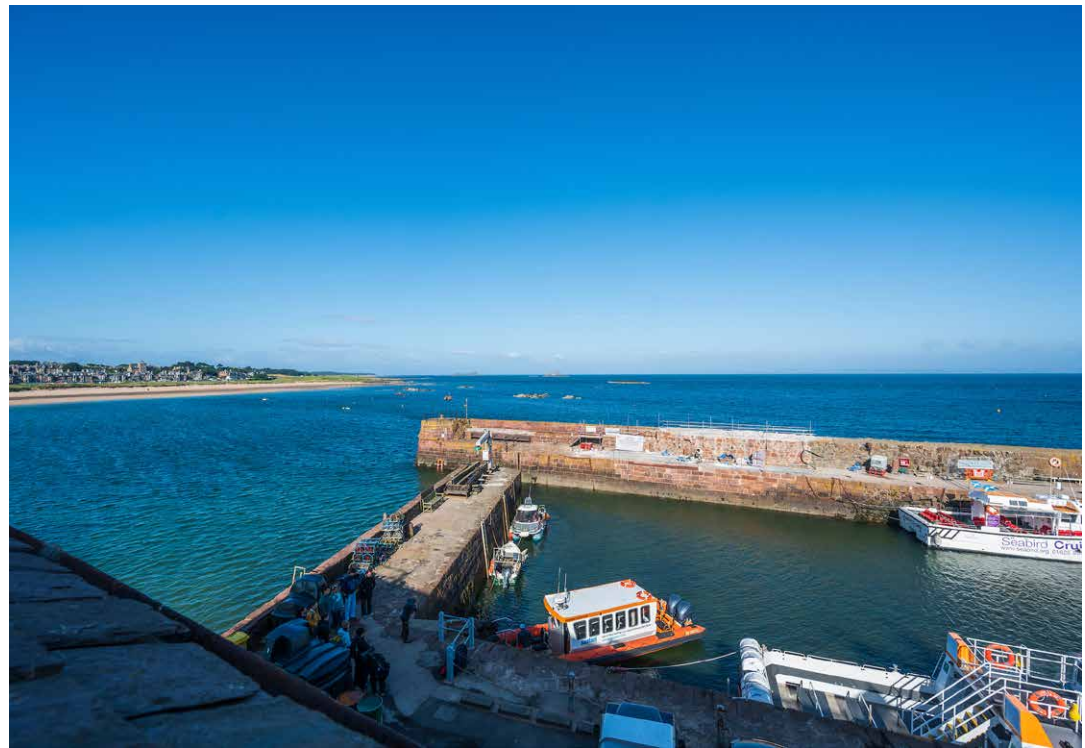
SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1472 SQ FT / 136.8 SQ M

THE GRANARY, HARBOUR TERRACE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1541 SQ FT / 143.2 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.

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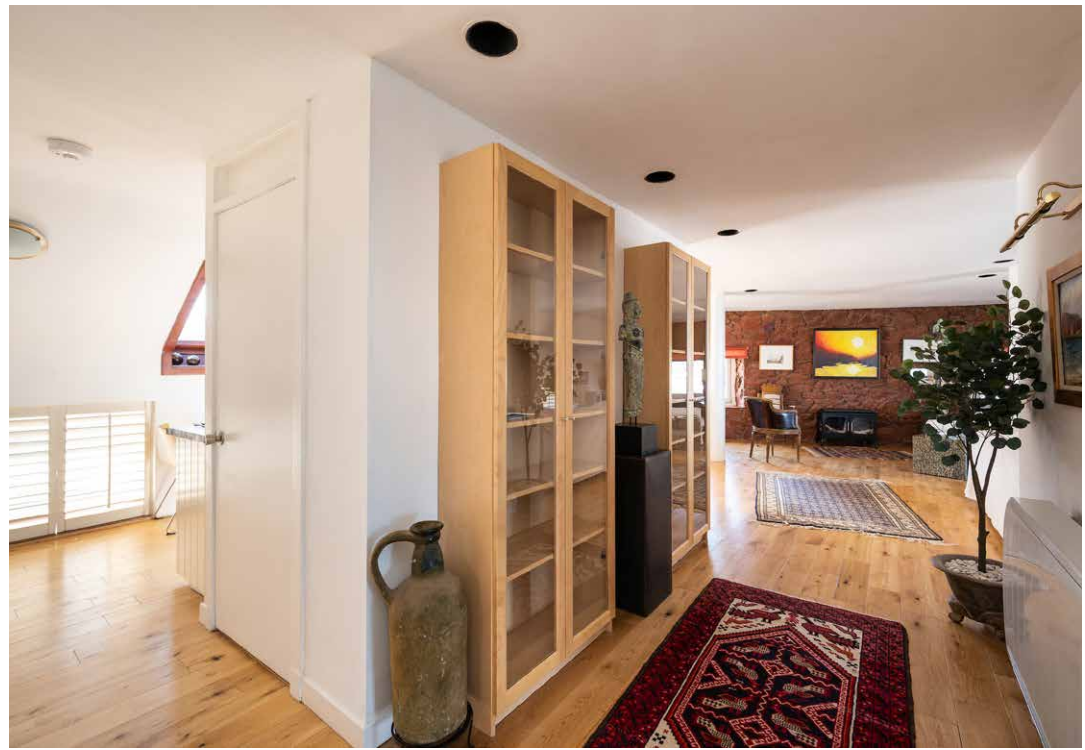


**Important Notice:**

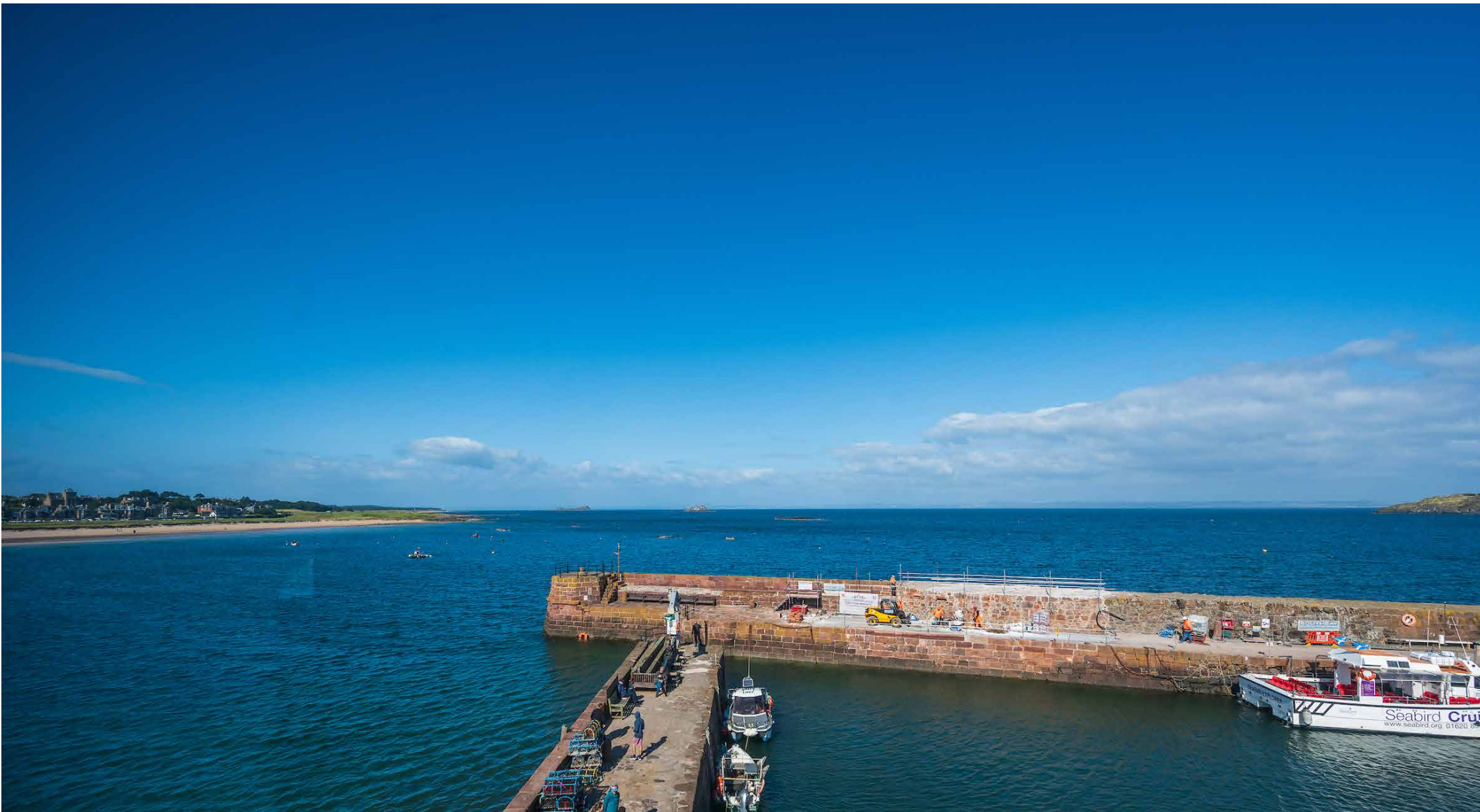
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4. The photos in this brochure were taken in 2022.









**RETTIE**

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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.