



## 15 HAMILTON COURT

*North Berwick, East Lothian EH39 4LW*





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A charming one-bedroom apartment with secure private parking, in the popular coastal town of North Berwick, located adjacent to West Links Golf Course with fantastic sea views, and within commuting distance to the City of Edinburgh.

Gullane 4 miles, Dunbar 12 miles, Edinburgh City Centre 24 miles, Edinburgh Airport 32 miles (all distances are approximate).

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**Accommodation:** Entrance Hall, Open Plan Kitchen Living Room, Double Bedroom and Bathroom

**Garden:** Communal Garden

**Parking:** Private gated parking to the rear of the property





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### Situation

North Berwick lies on the East Lothian coast with spectacular cliffs to the 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 are two excellent golf courses, a yacht club, rugby club, tennis courts, sports centre with swimming pool and a luxury spa club situated at the nearby Marine Hotel. 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.

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 around 30 minutes. It is little surprise that this wealthy coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy what East Lothian has to offer.

### Description

Hamilton Court is a luxurious and highly sought after development with direct access to West Links Golf Course and the fantastic coastline beyond. The apartment has been designed to optimise the use of space, light and views to provide a home that is ideal for downsizing as well as for first time buyers, or for use as an additional 'lock up and leave' holiday residence.

The accommodation, which is entered through a secure communal entry phone system with lift access, is arranged across one level on the second floor of the development. The spacious entrance hall benefits from a large walk-in storage cupboard and affords plenty of room for additional furnishings.



The well-proportioned open plan kitchen/living room benefits from plenty of natural light with dual aspect windows that include a south facing Juliet balcony. There is ample space for both a sofa suite as well as a dining area, with the kitchen situated at the rear that incorporates a range of wall and floor mounted units above a tiled floor, and integrated Neff appliances to include a fridge freezer, dual ovens, hob and dishwasher.

The double bedroom incorporates a fitted mirrored wardrobe as well as boasting spectacular sea views over Bass Rock and Craigleith Island, with a luxury modern bathroom adjacent that benefits from underfloor heating and incorporates a bath, separate shower, WC, heated towel rail and expansive wall-hung wash basin with drawers beneath.

### Outside:

Communal gardens wrap around the property featuring lawned areas adjacent to the building bordered by mature shrubs. Private, unallocated parking is available in the rear car park, which is accessed through secure electric gates, with further landscaping bordering the parking bays and the whole delineated by a robust stone wall. There is also additional unrestricted on-street parking surrounding the development.

Hamilton Road terminates into West Links Golf Course, with the pedestrian footpath commencing at the bottom of the 'no-through' road adjacent to the rear car park. Not only does this make the street extremely quiet in terms of traffic, but it also provides fabulous walks directly down to the beach as well as along the John Muir Way.

### GENERAL REMARKS AND INFORMATION

#### Viewing

Viewing is strictly by appointment with the selling agents.

#### Factoring

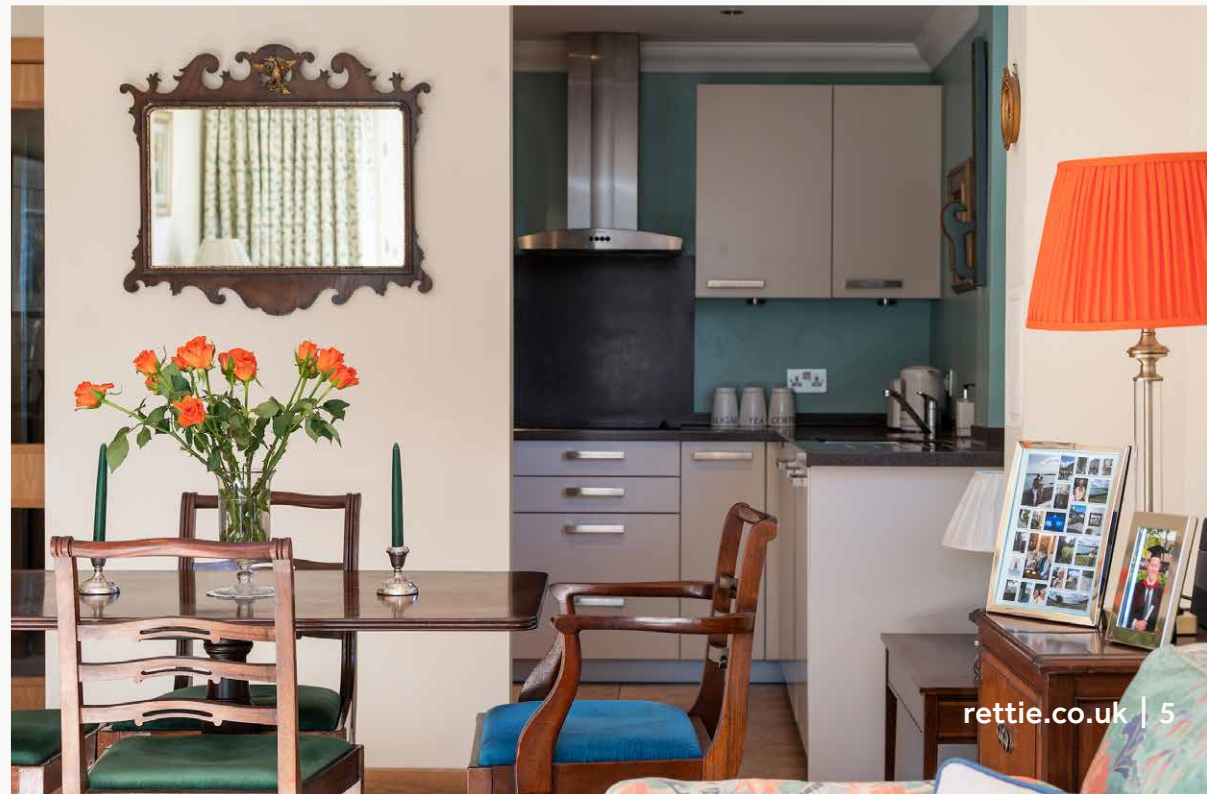
The development is managed by Trinity Factors of Morningside, Edinburgh. The annual factoring charge is understood to be circa £1500 per annum

#### EPC Rating

Band C

#### Council Tax

Band E





### Fixtures and Fittings

All integrated appliances, carpets, blinds and light fittings are included in the sale.

### Services

Mains water, electricity and drainage

### Directions

For the purposes of Satellite Navigation, the postcode for the property is EH39 4LW

### Local Authority

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

### Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

### 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.







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### **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.

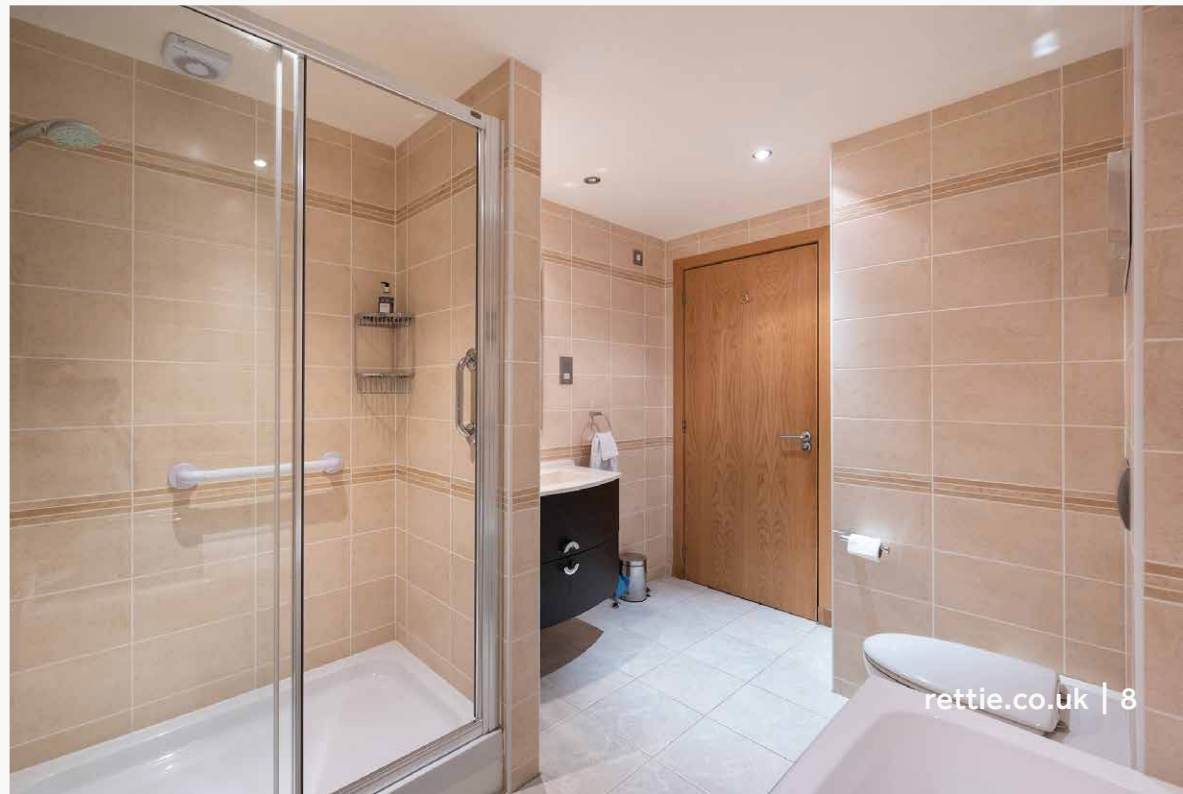
### **Important Notice:**

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.

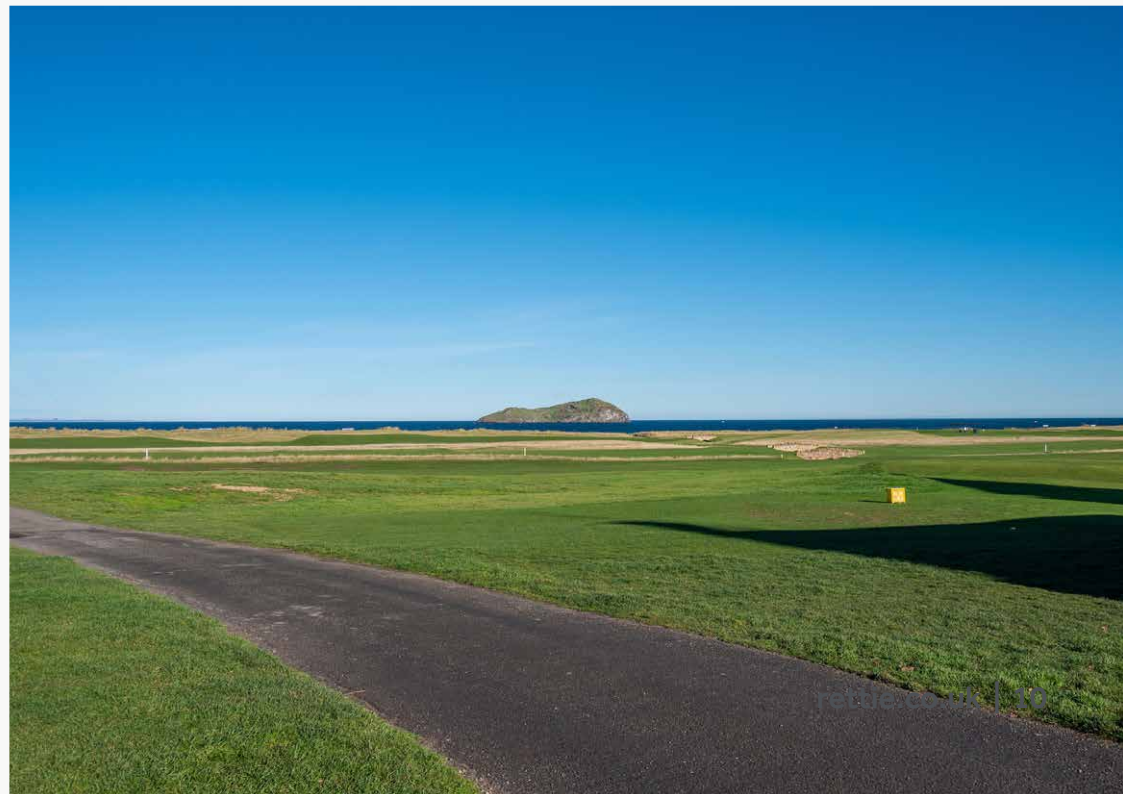
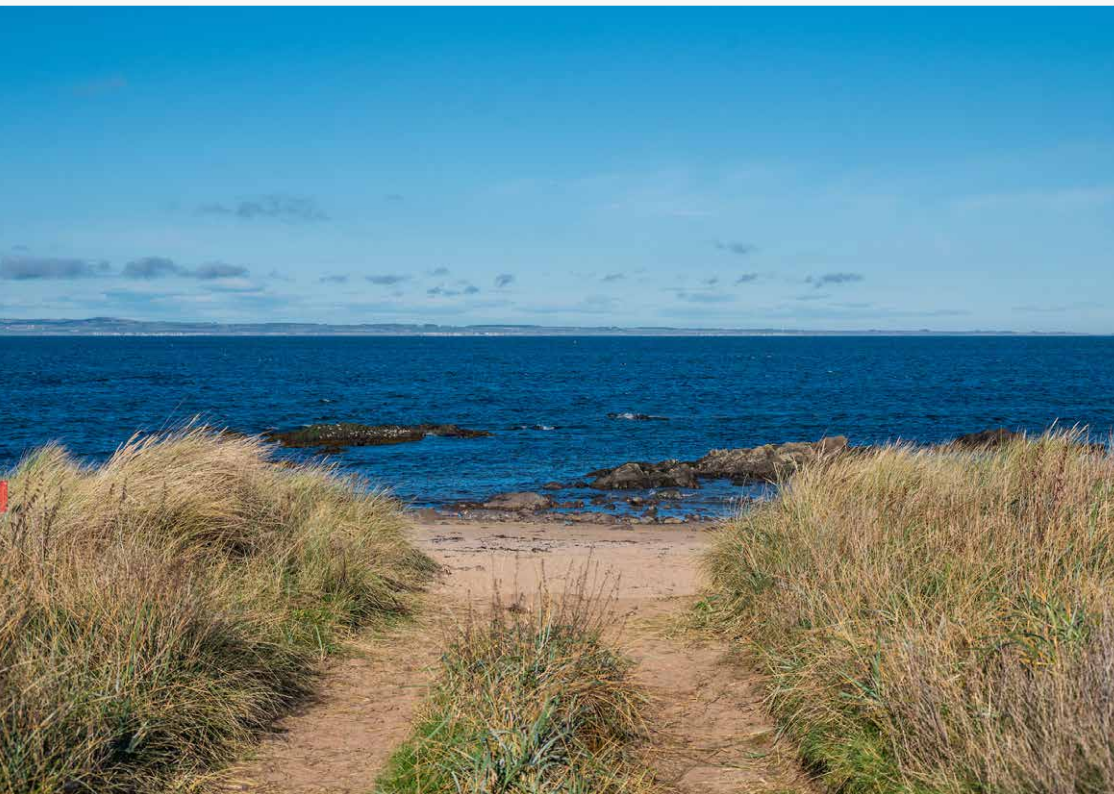
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



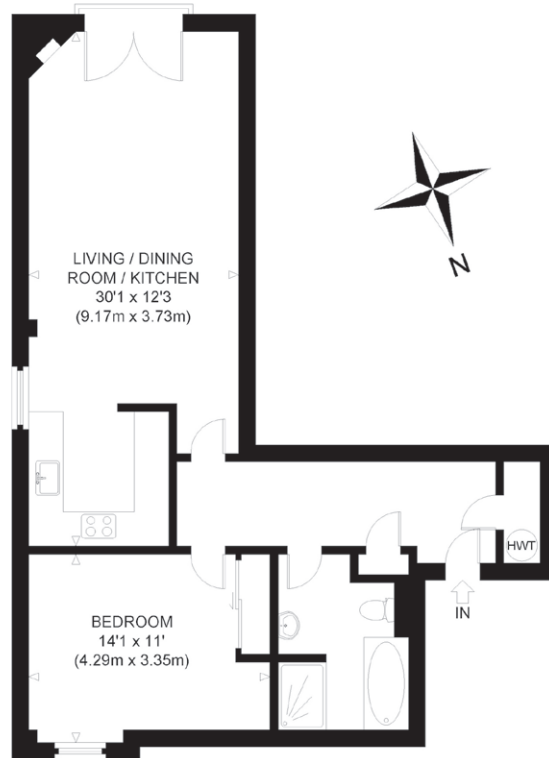












SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 705 SQ FT / 65.6 SQ M

HAMILTON COURT  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 705 SQ FT / 65.6 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.

#### RETTIE

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