



29 ROYAL APARTMENTS

1 Station Road, North Berwick EH39 4AT



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An attractive 3-bedroom apartment with private parking, situated in the popular coastal town of North Berwick, close to West Bay Beach and North Berwick Golf Club, and with the train station adjacent to enable a convenient commute to the City of Edinburgh.

Gullane 4 miles, Dunbar 11 miles, Edinburgh City Centre 24 miles, Edinburgh Airport 32 miles (all distances are approximate).

Accommodation:

Entrance Hall, Dining Kitchen, Living Room, Double Bedroom with En-Suite Shower Room and access to Balcony, Double Bedroom, further Bedroom and a Family Bathroom

Garden: Communal Garden

Parking: Private parking space 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.

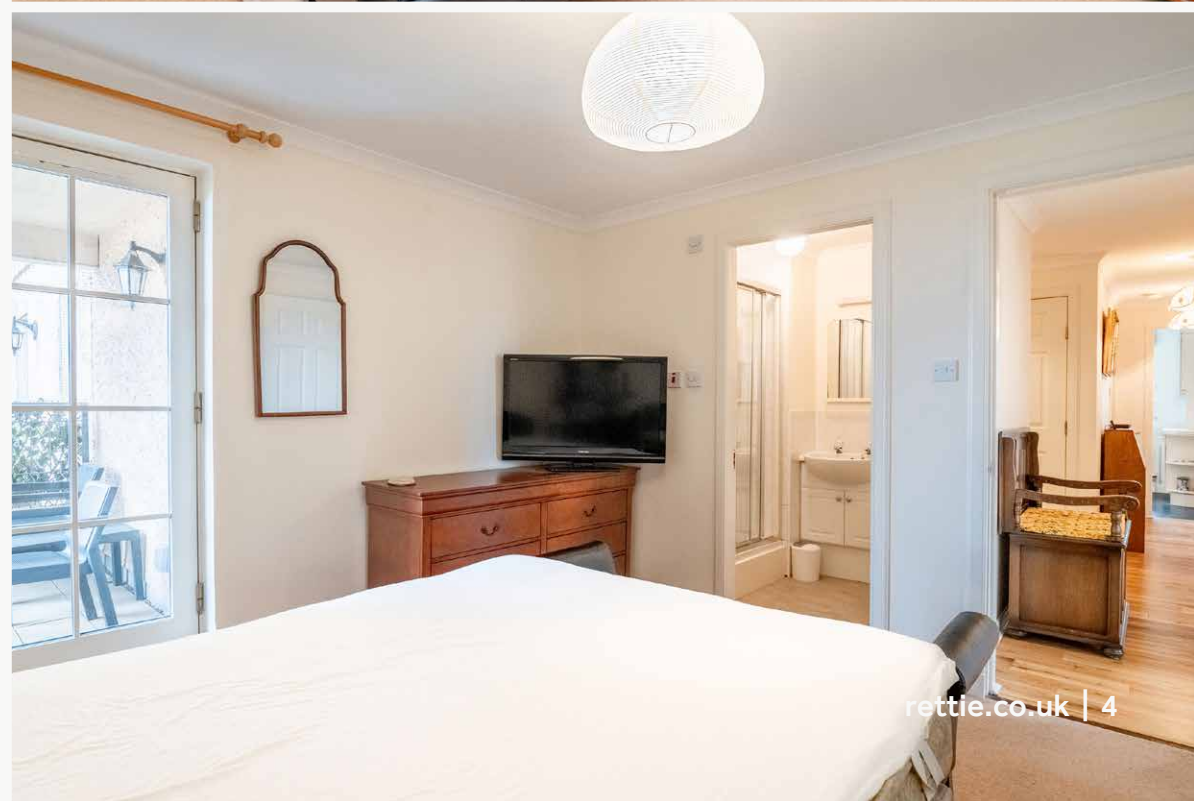
Description

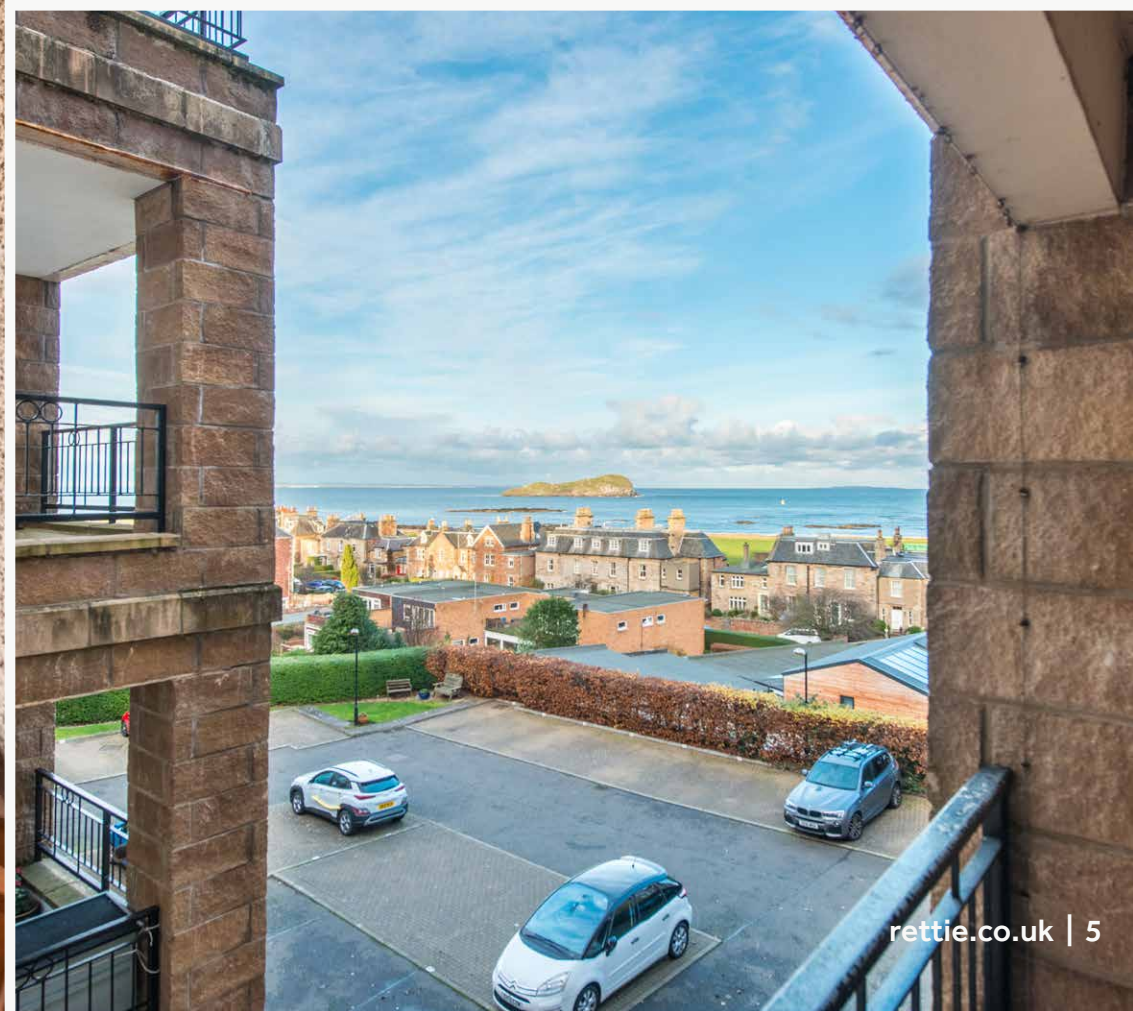
29 Royal Apartments forms part of a highly sought after development in the heart of North Berwick, enjoying coastal views from a private balcony. Built on the site of the Old Royal Hotel, where the accommodation gets its name, the apartment is situated on the second floor and benefits from a secure communal entry phone system with lift access.

Situated almost adjacent to the train station, the property is wonderfully positioned to enable an easy commute into Edinburgh, as well as being close to all the towns amenities, with the harbour and West Bay Beach, alongside North Berwick Golf Club, only a short distance away.

The spacious entrance hall benefits from two large walk-in storage cupboards as well as a shelved linen cupboard, with natural timber style flooring throughout, and affords plenty of room for additional furnishings. All rooms benefit from traditional style panelled doors alongside double glazed windows, that help to restrict noise as well as helping retain heat within the home.

The large, well-proportioned living room has space for a three-piece suite, with a central electric fireplace and dual windows that allow in plenty of natural light.





The dining kitchen is situated at the end of the hallway, segmented into two halves by a central island with a designated dining area behind. The kitchen is equipped with a range of floor and wall mounted units to include an integrated fridge freezer, Siemens oven below a Beko gas hob, Beko washing machine and a Siemens dishwasher. A Worcester gas boiler is also housed in a cupboard to the corner of the room. The dining area allows space for a 6-8 seater dining table and dual aspect windows span the corner of the building, flooding the room with natural light.

All three bedrooms are situated to the far end of the hall and benefit from carpeted flooring and fitted recessed mirrored wardrobes. The principal bedroom further boasts an en-suite shower room, together with direct access through an astragal glazed door to a private paved balcony that boasts wonderful views towards the sea and out over Craigleith Island, with enough space for a table and chairs, enabling you to sit, relax and take in the view.

A family bathroom completes the accommodation, with a bath, WC and wash basin fitted with cupboards beneath.

Outside

Communal gardens wrap around the development featuring lawned areas to the front of the building, bordered by a stone wall with mature shrubs and trees. A private carpark is situated to the rear of the property with a designated parking space for no. 29, with additional unrestricted parking in a layby adjacent to the communal entrance, and further unrestricted parking available along Station Road itself.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Factoring

The development is managed by Trinity Factors and the annual factoring charge is understood to be circa £1400 per annum.

EPC Rating

Band B

Council Tax

Band E

Fixtures and Fittings

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

Services

Mains water, electricity, gas and drainage

Directions

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

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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com and 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.

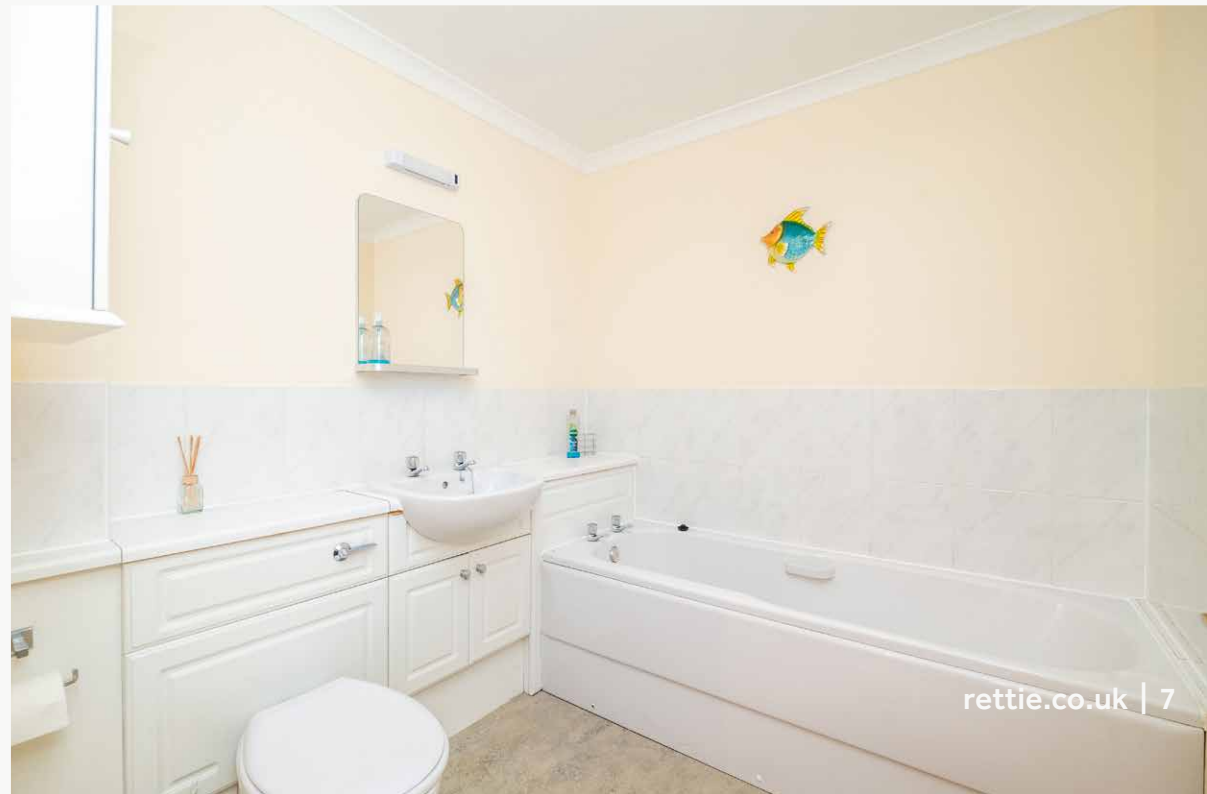
Servitude Rights, Burdens & Wayleaves:

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.

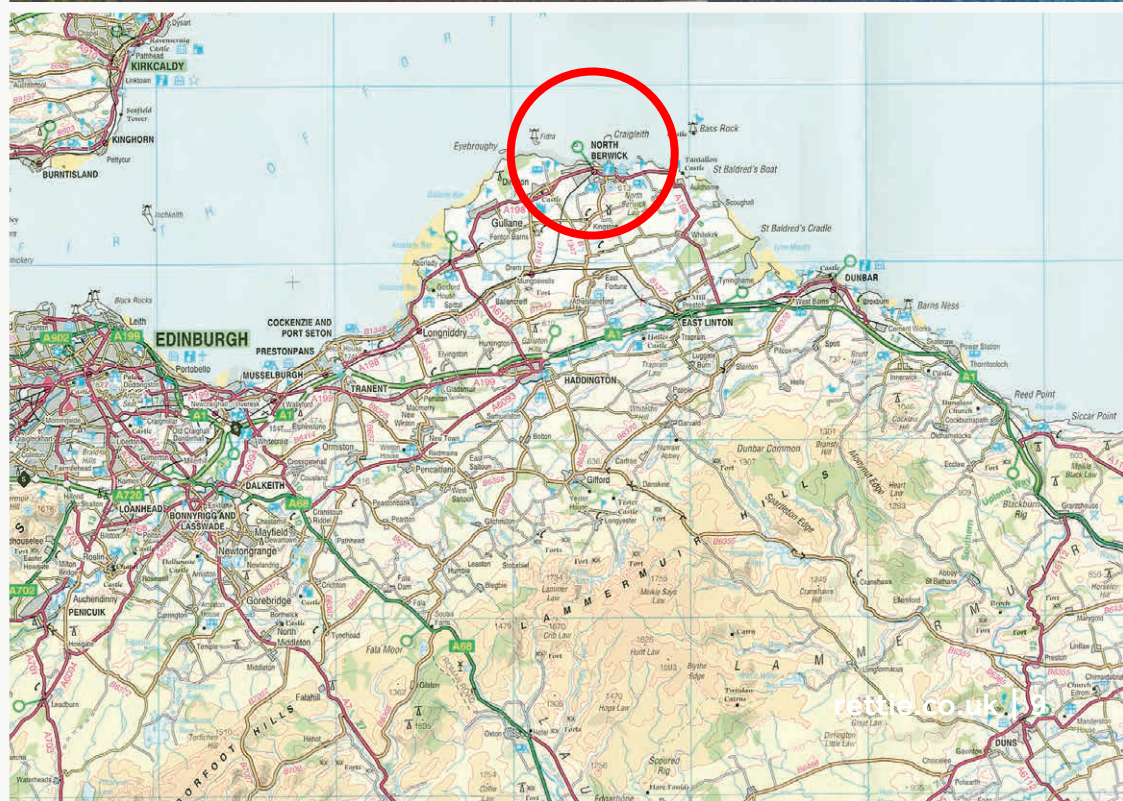
Important Notice:

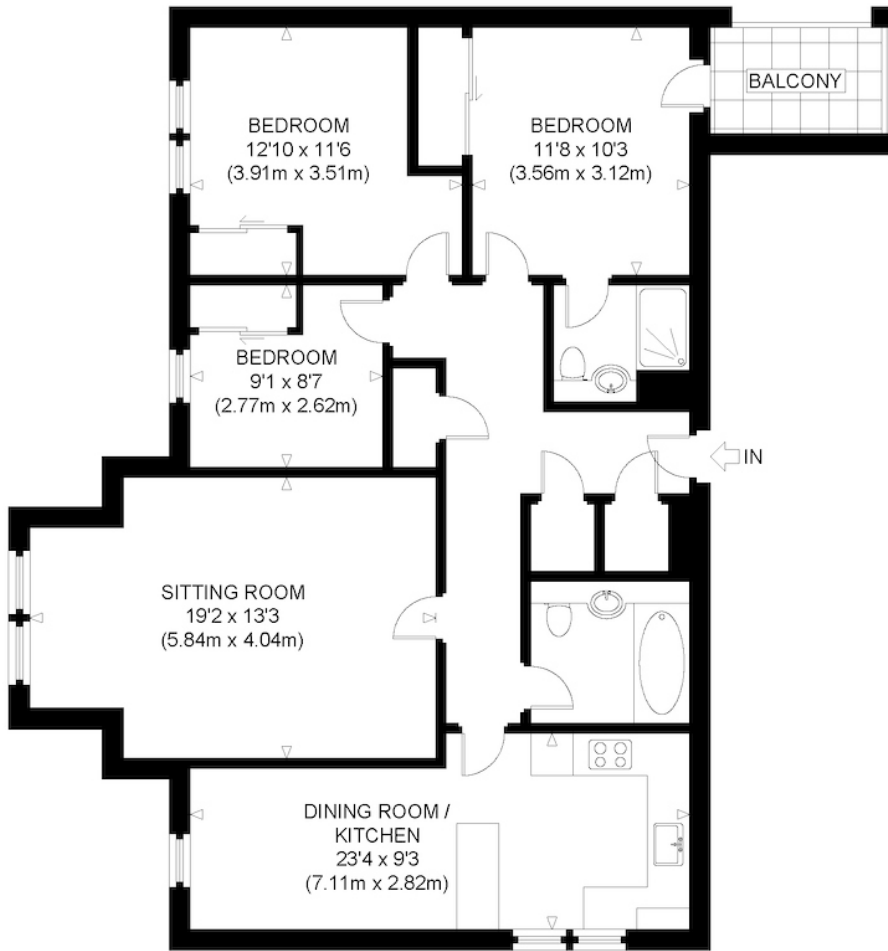
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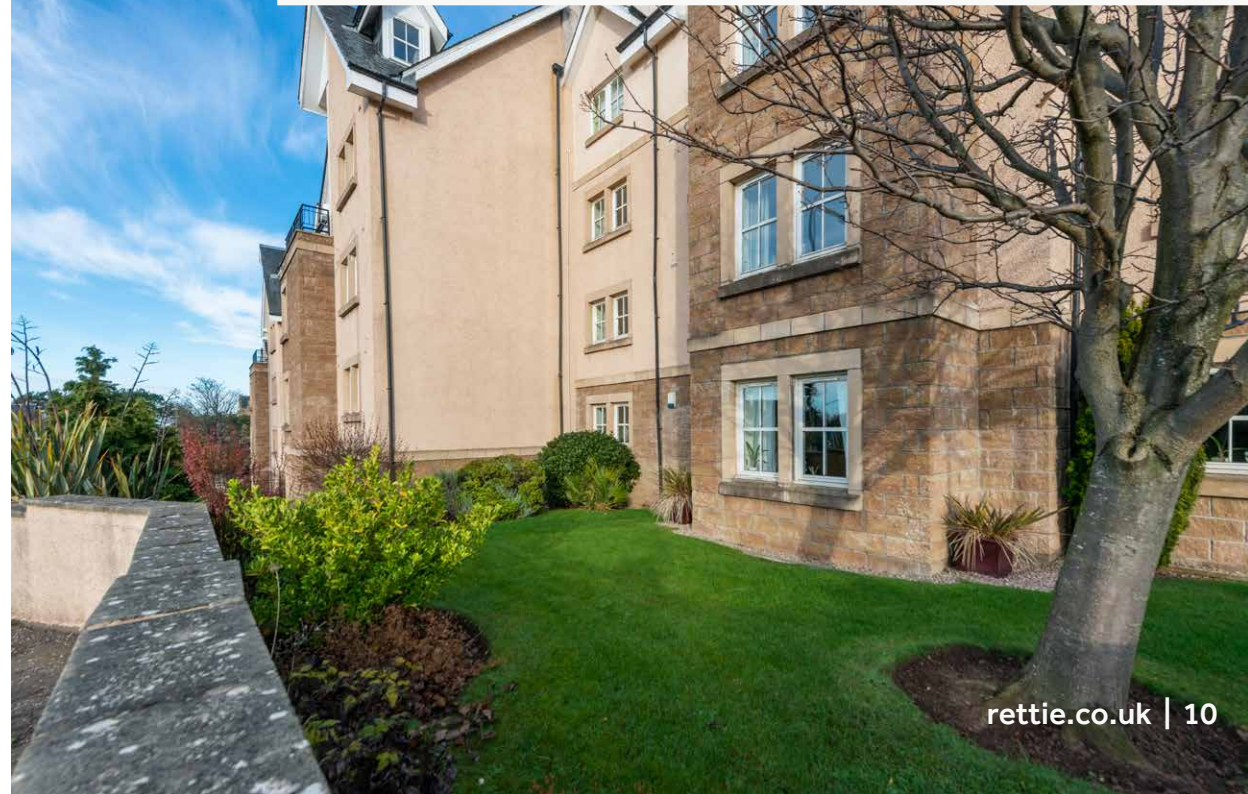






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are approximate and should be independently verified.
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Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash 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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