

**Galashiels**  
Call 01896 758311

**CULLEN KILSHAW**  
SOLICITORS & ESTATE AGENTS

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## 90E High Street, North Berwick

EH39 4HE

**Offers Over £390,000**



Cullen Kilshaw are delighted to present onto the market this extremely well situated penthouse apartment, enjoying a convenient town centre location with views to the north of the Firth of Forth offering a clear sea view. The accommodation is spacious and well planned, boasting a unique turret style bedroom on the top floor and comes with full planning granted for the extension of the existing dwelling to create a further bedroom at this level with planning permission and drawings available on request. Outside, there is a shared area of garden and access to the sea front is just a short distance on foot.





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EH39 4HE

**Offers Over £390,000**

Accommodation:  
Communal Entrance  
Hall  
Lounge with bay windows  
Kitchen  
Three Bedrooms  
Bathroom  
Gas Central Heating

Full plans and drawings in place for the extension of the existing dwelling which are available on request.





**Location:**

The sought after town of North Berwick lies on the East Lothian Coast and is one of Scotland's best coastal resorts, boasting a lively and vibrant town centre which has a wide range of local shops and restaurants. The white sandy beach and town harbour are just a short distance on foot from the property. Excellent local primary schooling and the well-regarded High School are both within comfortable reach. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. Edinburgh can be reached in around 45 minutes by car or by train in half an hour and there are extensive bus services.

**Fixtures and Fittings:**

The sale shall include all carpets and floor coverings, light fittings, and the kitchen and bathroom fittings.

**Services:**

Mains drainage, water and electricity. Gas central heating.

**EPC:**

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**Viewing:**

Open Viewings Saturday and Sunday from 11am - 1pm. Viewings outwith these times available by appointment with the Selling Agent.

**Entry:**

By mutual agreement.



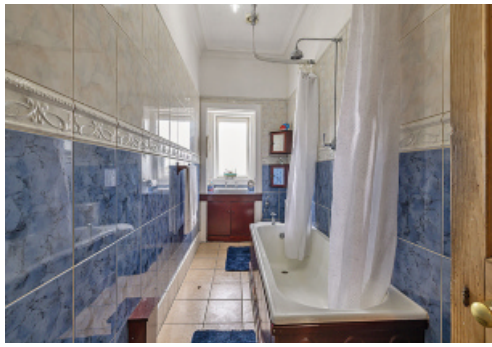


Interested in this property?  
**Galashiels**  
Call 01896 758311

27 Market Street,  
Galashiels, TD1 3AF  
Phone: 01896 758311  
Fax: 01896 758112  
Email: gala@cullenkilshaw.com

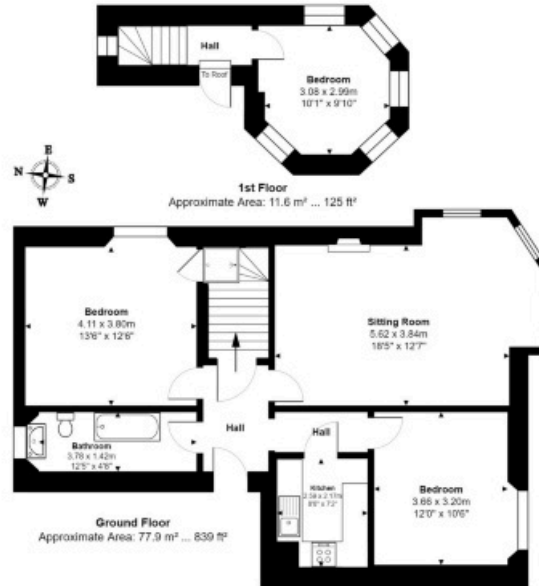
Opening Hours:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 12.00 noon

Also At:  
Galashiels, Tel 01896 758 311  
Jedburgh, Tel 01835 863 202  
Hawick, Tel 01450 3723 36  
Kelso, Tel 01573 400 399  
Melrose, Tel 01896 822 796  
Peebles, Tel 01721 723 999  
Selkirk, Tel 01750 723 868



**90E High Street North Berwick**

Approximate Gross Internal Floor Area: 89.5 m<sup>2</sup> ... 964 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.