



Cromwell Road, North Bewick, East Lothian, EH39

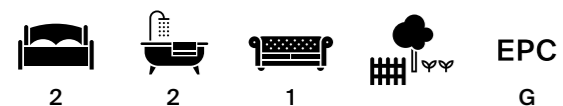
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## A beautifully decorated ground floor flat with a garden and exceptional sea views.

Located on the prestigious Cromwell Road in North Berwick, this exquisite ground-floor flat offers a rare blend of coastal charm and modern comfort. With its south-facing terrace garden, uninterrupted views over the golf course and the sea beyond, this home is a true retreat.



**Offers Over** £550,000  
**Tenure** Freehold  
**Local Authority** East Lothian Council  
**Council Tax** Band E



The beautifully panelled entrance hall gives a wonderful first impression, and the rest of the property doesn't disappoint. The heart of the property is a spacious open-plan kitchen, dining, and living area to the rear of the building. Designed with style and practicality in mind, this inviting space boasts large windows that flood the room with natural light and frame the stunning views of the golf course and sea beyond. A wood-burning stove adds warmth and character, making it a perfect setting for cosy evenings or entertaining.





The flat offers two generously sized double bedrooms, one featuring an en suite shower room. A well-appointed bathroom, small utility room and a study complete the accommodation.

Outside, the private south-facing terrace in an idyllic spot to enjoy a morning coffee or an evening drink. Residents also benefit from a right of access directly to the beach.

Situated in a prime location, this property is ideal for downsizers, couples, or anyone seeking a second home by the sea. With its stylish interiors, period charm, and unbeatable views, this flat is a North Berwick gem.

## Location

Located on the prestigious Cromwell Road in the heart of North Berwick, this property offers an exceptional setting just a short stroll from the town's beautiful coastline. The road is lined with charming period homes and mature trees. Cromwell Road enjoys a prime location, providing convenient access to the town's award-winning beaches, renowned golf courses, and the bustling High Street, which boasts an array of boutique shops, cafés, and restaurants.



With North Berwick Train Station nearby, commuting to Edinburgh is effortless, offering a perfect balance between coastal living and city accessibility. Families will also appreciate the proximity to highly regarded local schools and community amenities. The area is ideal for outdoor enthusiasts, with easy access to coastal walks, cycling routes, and water sports activities.

Cromwell Road's blend of natural beauty, historic charm, and modern convenience makes it one of North Berwick's most sought-after residential locations.

## Financial Guarantee/Anti Money Laundering

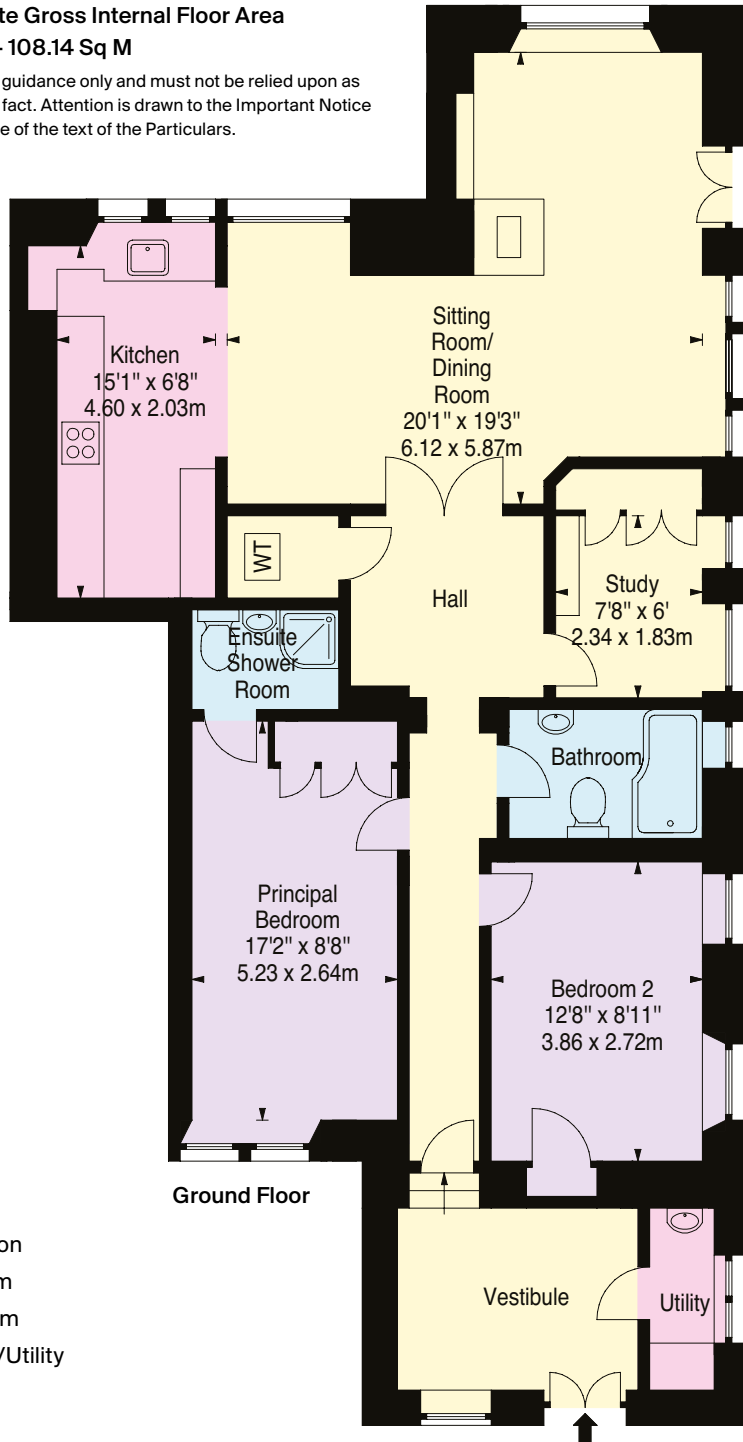
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## Approximate Gross Internal Floor Area

1164 Sq Ft - 108.14 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated December 2024. Photographs and videos dated December 2024.

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