



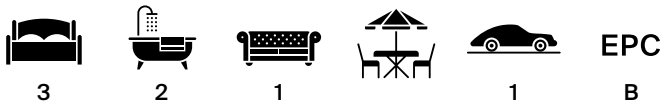
Broad Sands, 19 Fidra Road, North Berwick, EH39





An impressive three bedroom apartment with a terrace, lift and parking.

This contemporary three bedroom first floor apartment is situated in a sought after and rarely available development on the west side of the popular seaside town of North Berwick, within easy walking distance of the beach and golf courses.



Offers Over	Tenure	Local Authority	Council Tax
£000,000	Freehold	East Lothian Council	Band G





The spacious apartment has been thoughtfully designed, featuring impressive rooms with high ceilings, quality fixtures and fittings, and an appealing and flexible layout. The welcoming hallway is unusually broad and creates a wonderful first impression. The large sitting/dining room provides exceptional living and entertaining space, with several windows that flood the area with natural light. All openings in this big living-room are fully openable French windows, two opening outwards onto the terrace, ideal for outside dining. The well-planned kitchen room features an island and has sliding doors opening directly to the main living space, creating an unusually generous open plan lifestyle.

The principal bedroom includes an en suite bathroom and access to a private balcony. There are two further bedrooms, one of which would work well as a study connecting directly to the main living space, and a door to the terrace. The apartment also boasts a Jack & Jill shower room and a utility room.

The property benefits from a secure entry system and lift access. There is an allocated parking space with lockable “beach hut” storage, equipped with power and water, as well as additional visitor parking.



Location

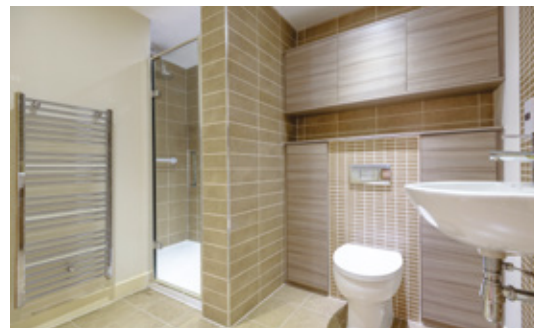
Positioned on the scenic coastline of East Lothian, North Berwick is a charming seaside town that offers an exceptional blend of natural beauty, rich history, and modern amenities. This picturesque locale is perfect for those seeking a tranquil yet vibrant community, with something to offer everyone from young families to retirees.

North Berwick is renowned for its stunning beaches, providing the perfect backdrop for a variety of outdoor activities. The town's coastal setting offers spectacular views of the Firth of Forth and the iconic Bass Rock, home to one of the largest gannet colonies in the world. Enjoy leisurely strolls along the promenade, explore the beautiful John Muir Way, or indulge in water sports such as sailing and kayaking.

Steeped in history, North Berwick boasts several fascinating historical sites. The ancient ruins of Tantallon Castle and the nearby Dirlleton Castle provide a glimpse into Scotland's medieval past. The town also hosts the Scottish Seabird Centre, an award-winning attraction that offers interactive exhibits and live cameras to observe the local seabird population. Despite its tranquil setting, North Berwick has a bustling town centre with a variety of shops, cafés, and restaurants. From boutique stores to artisan bakeries, there's something for every taste. Enjoy a meal at one of the many eateries that offer everything from traditional Scottish fare to contemporary cuisine, often featuring locally sourced ingredients.

North Berwick is a great place for families, with excellent local schools and a strong sense of community. The town offers a range of recreational facilities, including parks, sports clubs, and community centres. There are numerous events and festivals throughout the year, fostering a lively and welcoming atmosphere.

Located just 25 miles east of Edinburgh, North Berwick provides easy access to Scotland's capital. The town is well-served by public transport, with regular train services and a network of bus routes. For those who prefer to drive, the A1 road offers a direct route to Edinburgh and beyond.





Golfers will be delighted with the choice of courses available, including the prestigious North Berwick Golf Club, one of the oldest in the world. Nature lovers can explore the nearby Lammermuir Hills or take a boat trip to discover the diverse marine life around the Firth of Forth.

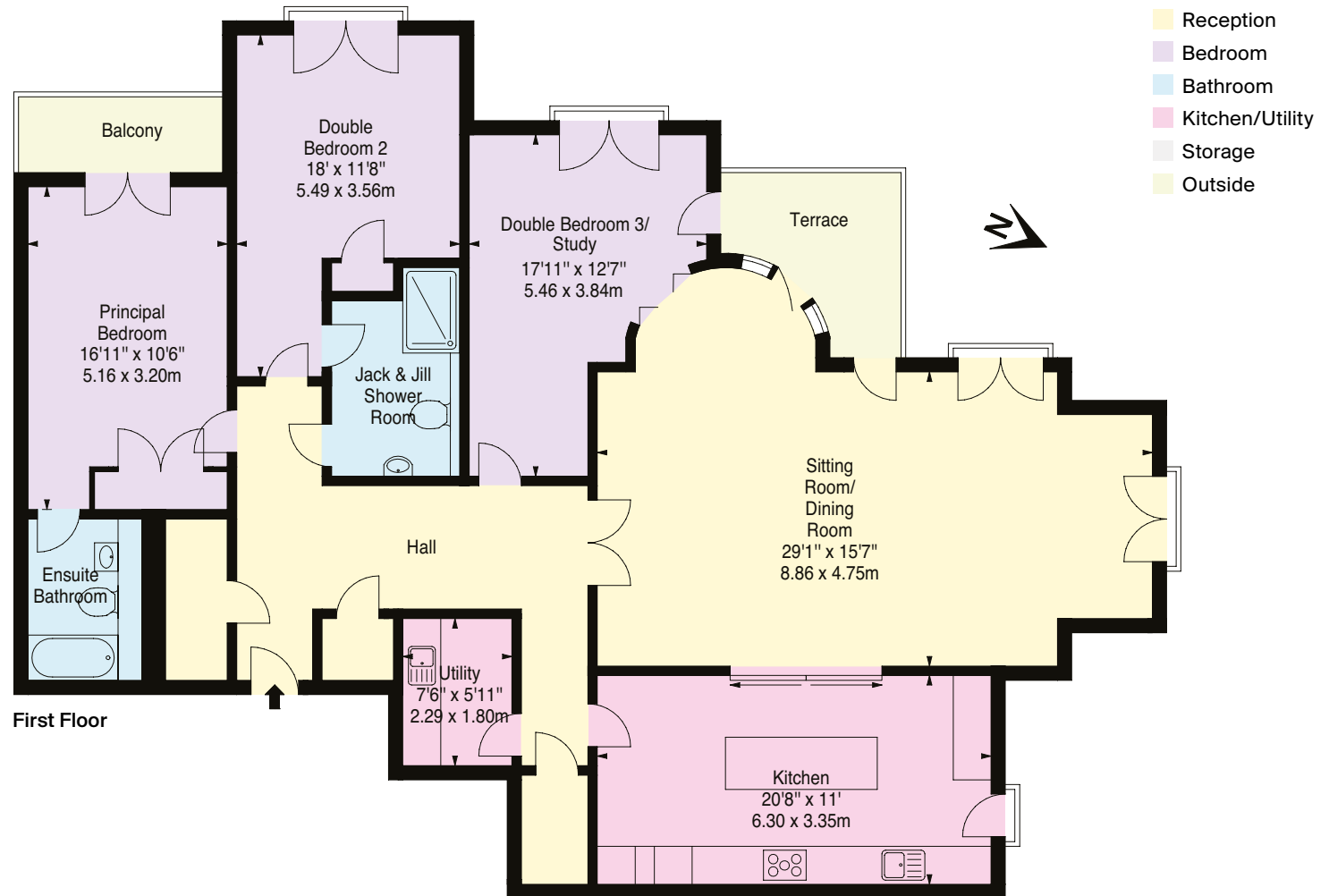
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All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Approximate Gross Internal Floor Area

1732 Sq Ft - 160.90 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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