





## FLAT 29, CRAIGLEITH VIEW

Located on the first floor of a retirement development in the popular town of North Berwick, this one-bedroom flat offers an open-plan living/dining room, a fitted kitchen, a three-piece bathroom and access to a communal lounge and gardens. The property is located close to many of North Berwick's highly desirable amenities including the train station, shops and the picturesque West Bay Beach.

Approached via a secure entrance, the property can be reached by either a lift or stairs to ensure ease of access. The front door of the flat opens into a hallway complete with a useful storage cupboard which can be used to house coats and shoes. The hall leads into a living/dining room which is enhanced by an electric fire and feature fireplace. Glazed doors open to a Juliet balcony which ensures the living space receives plenty of natural light and provides beautiful sea views. Adjacent to the living room is a fitted kitchen with wall-mounted and base units and tiled splashbacks. Located next door to the living area is a double bedroom with integrated mirrored wardrobes that provide ample space for storing clothes. Finally, a three-piece bathroom featuring a bath, a shower-over-bath, a WC and a basin set into a vanity unit completes the property. In addition to this accommodation, residents of the retirement village are able to enjoy access to a communal lounge area.

Externally the property is accompanied by communal landscaped gardens and residents' parking.

- One-bedroom retirement property
- First floor position
- Lift access
- Coastal views
- Hallway with storage
- Living and dining room
- Fitted kitchen
- One double bedroom
- Three-piece bathroom
- Communal residents' lounge
- Lovely, shared garden grounds
- Private, residents' parking



EPC RATING:



COUNCIL TAX BAND:



### VIEWING

By appointment with Gilson Gray on 01620 893 481.



[gilsongray.co.uk](http://gilsongray.co.uk)

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## NORTH BERWICK

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

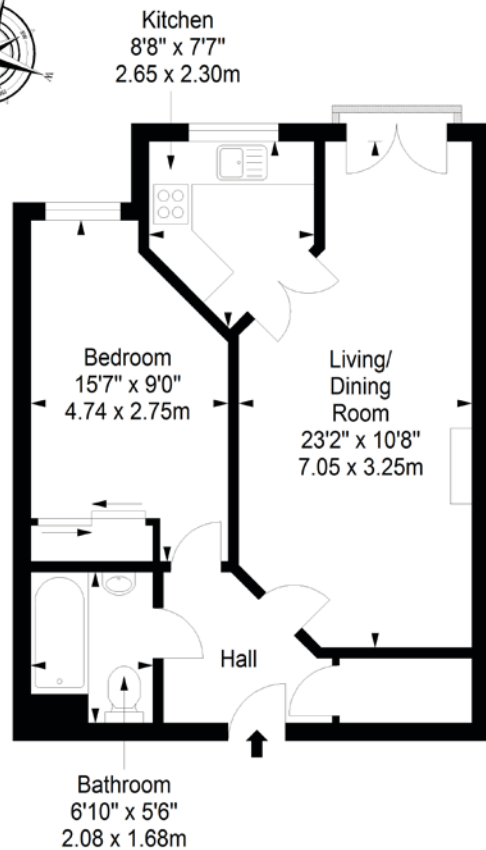


## ST ANDREWS

01334 845 934

### First Floor

Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 48.0 sq. metres (516.7 sq. feet)

## NORTH BERWICK EAST LoTHIAN

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh City Centre.



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