





A spacious, quiet, two-bedroom ground floor flat, south facing with direct garden access.

Tantallon Court is a modern, well-managed McCarthy & Stone development built in 2017. Situated in the highly desirable seaside town of North Berwick, it is located close to excellent shops and bus links, and within walking distance of the beach.

This excellent development benefits from a secure entry system, a weekday house manager, an internal lift and a 24-hour emergency alarm system. Communal homeowner facilities include a well-appointed, spacious lounge and landscaped, well maintained gardens with outdoor seating. There is also a guest suite which may be booked for visiting friends and family, and allocated residential parking, subject to availability.

Potential homeowners require assessment & approval by McCarthy & Stone and must be a minimum of 60 years old

Viewing by appointment 01620 893481



FEATURES

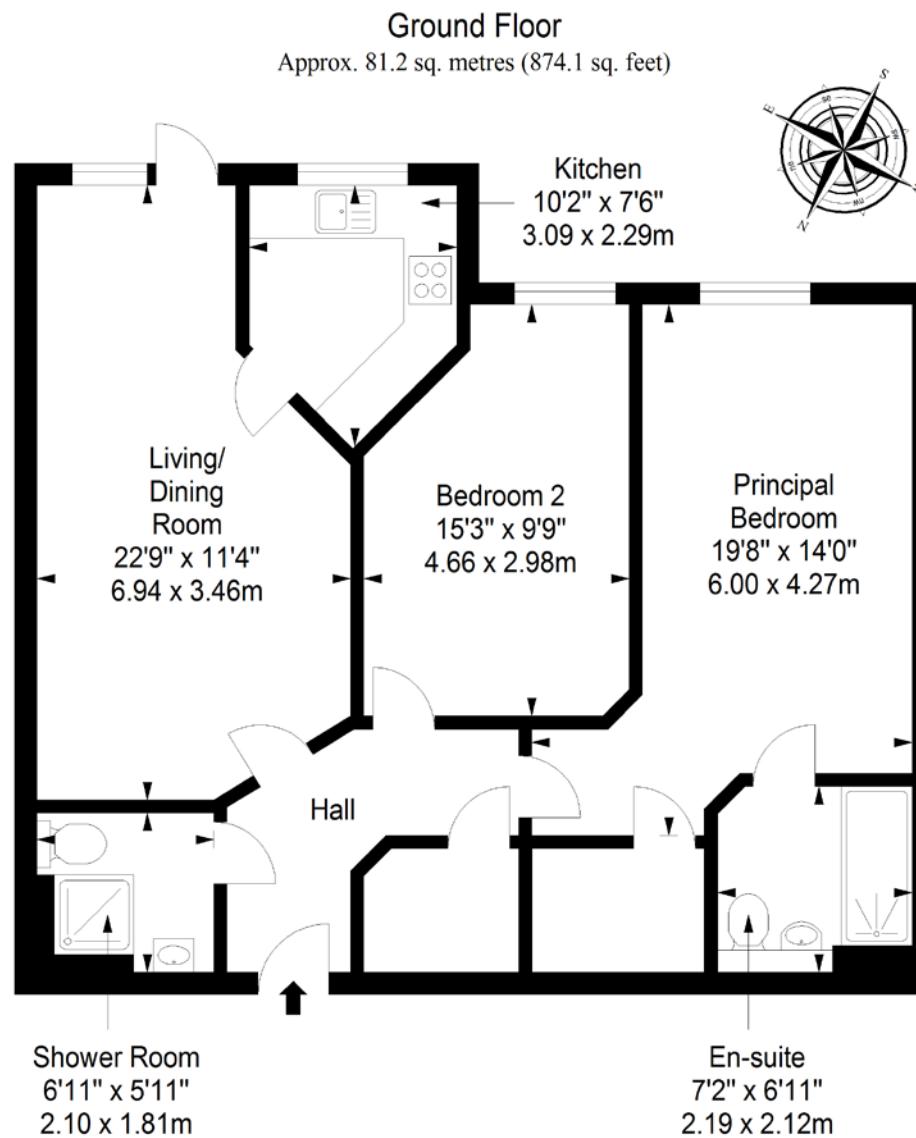
- South-facing ground floor flat
- Secure entry system
- Welcoming hallway with good storage cupboard
- Tasteful, stylish interior in neutral colours
- Living/dining room with direct access to garden patio
- Kitchen with modern units & integrated Bosch appliances
- Includes oven, hob, extractor hood, fridge/freezer & washing machine
- Spacious master bedroom with ensuite shower room & generous walk-in wardrobe
- Second double bedroom
- Second shower room
- All light fittings, floor coverings, blinds & curtains are included in the sale
- Electric heating and fully double-glazed
- EPC Rating - B
- Council Tax Band - E



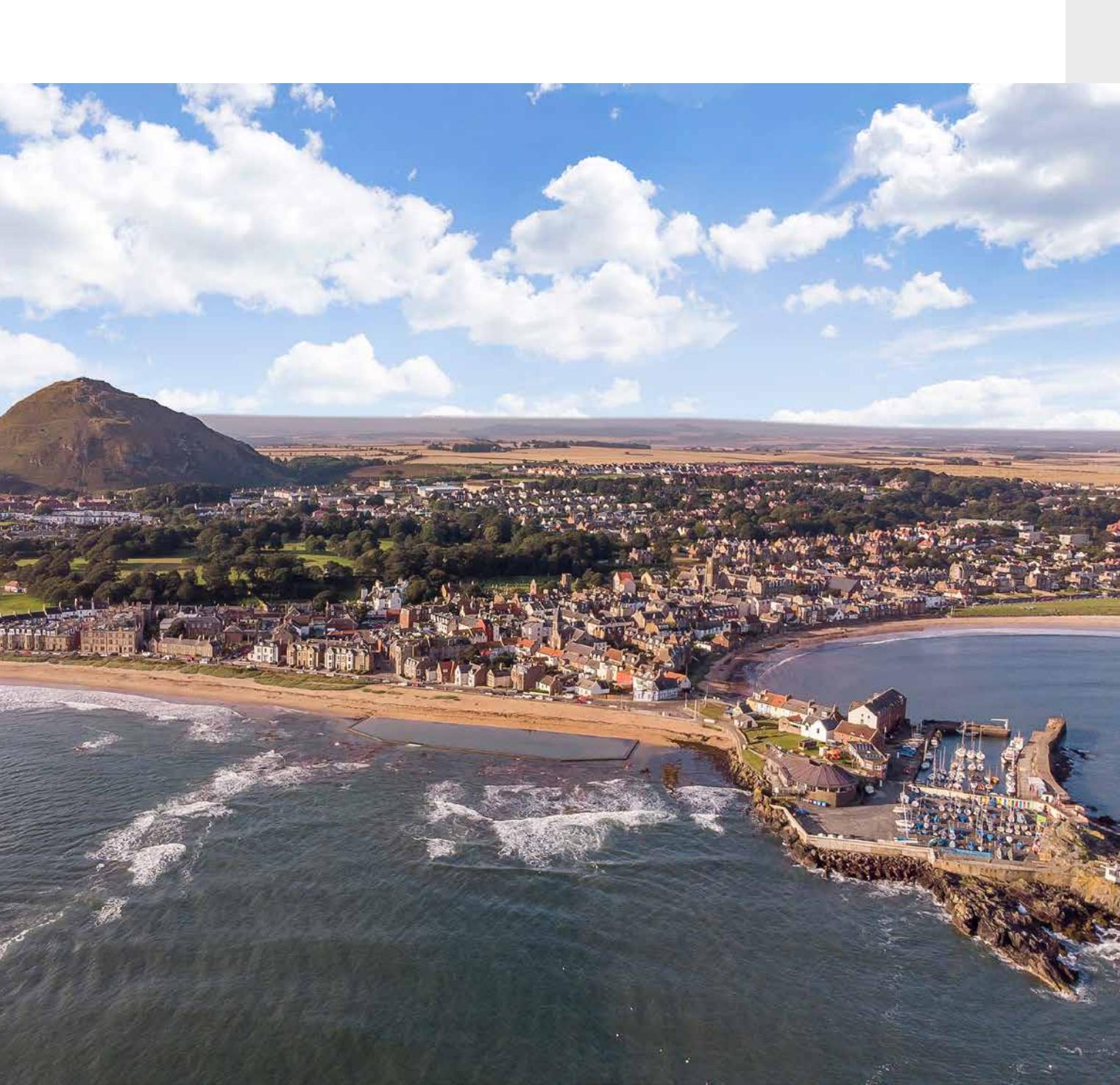




FLOORPLAN



Total area: approx. 81.2 sq. metres (874.1 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. The town also has two large supermarkets. 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's city centre.



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0131 516 5366

GLASGOW

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G2 2HQ
0141 530 2021

EAST LOTHIAN

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EH39 4AG
01620 893 481

DUNDEE

11 South Tay Street
DD1 1NU
01382 201 000

BORDERS

01890 880 008



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