

COULTERS[©]

6 PRIORY WYND

NORTH BERWICK, EAST LoTHIAN, EH39 4SB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

A well presented two bedroom, main door retirement home situated in the sought-after Priory Wynd development in highly desirable North Berwick.

The property is close to all amenities, train station, and the beach, and benefits from parking and well maintained communal grounds.

KEY FEATURES



Retirement property



Two double bedrooms



Spacious living room and modern kitchen



Residents parking



Direct access to well maintained communal grounds



Close to local amenities and train station



The property comprises; entrance hall with ample storage, Living room with electric fire place, kitchen with eye level oven and integrated microwave, two double bedrooms and shower room.

Extras

All fixtures and fittings, fitted floor coverings, light fittings and blinds included in the sale.

There are annual Factor fees payable which are approximately £600.





THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

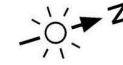
The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street on which the property is located offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

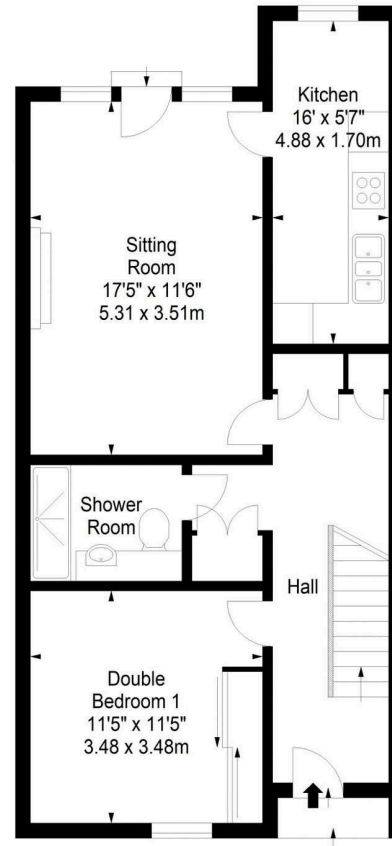
North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.



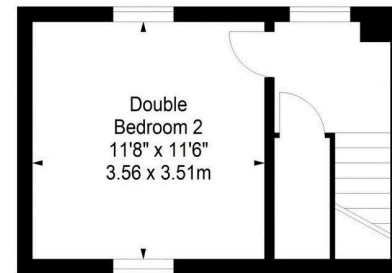
Priory Wynd,
North Berwick
East Lothian, EH39 4SB



Approx. Gross Internal Area
854 Sq Ft - 79.34 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.