



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**10 Priory Wynd**

North Berwick, East Lothian EH39 4SB

Forming part of a popular retirement complex (minimum age 55 years old) in coastal North Berwick, this fully refurbished ground-floor flat enjoys spacious, light-filled accommodation with stylish, contemporary interiors. The immaculately presented flat comprises a sunny French-doored living and dining room, an ultra-modern kitchen, a principal bedroom with a built-in mirrored wardrobe and a versatile single bedroom with a bright ambience. Completing the accommodation is a three-piece shower room. Externally, the seaside retirement complex offers residents convenient onsite parking and landscaped communal garden grounds.

Extras: All fitted floor and window coverings, light fittings and kitchen appliances are included in the sale. All furniture are available by separate negotiation.

Factor: Trinity Factors manages the development at an approximate cost of £600/pa. This includes cleaning, lighting, and maintenance for communal areas, as well as insurance for the block buildings.

## Property Summary

- Newly refurbished ground-floor retirement flat
- Exclusive retirement complex (minimum age 55)
- Leafy location in desirable North Berwick
- Attractive, modern interiors throughout
- Entrance hall with extensive storage
- Living and dining room with rear access
- Stylish fitted kitchen
- Main bedroom with a wardrobe
- Versatile second bedroom
- Contemporary shower room
- Well-kept shared garden grounds
- Residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - D
- Home Report Value - £260,000









A sunny French-doored living and dining room with rear access and a stylish fitted kitchen





Contemporary shower room, well-kept shared garden grounds and residents' parking





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**dream property!**



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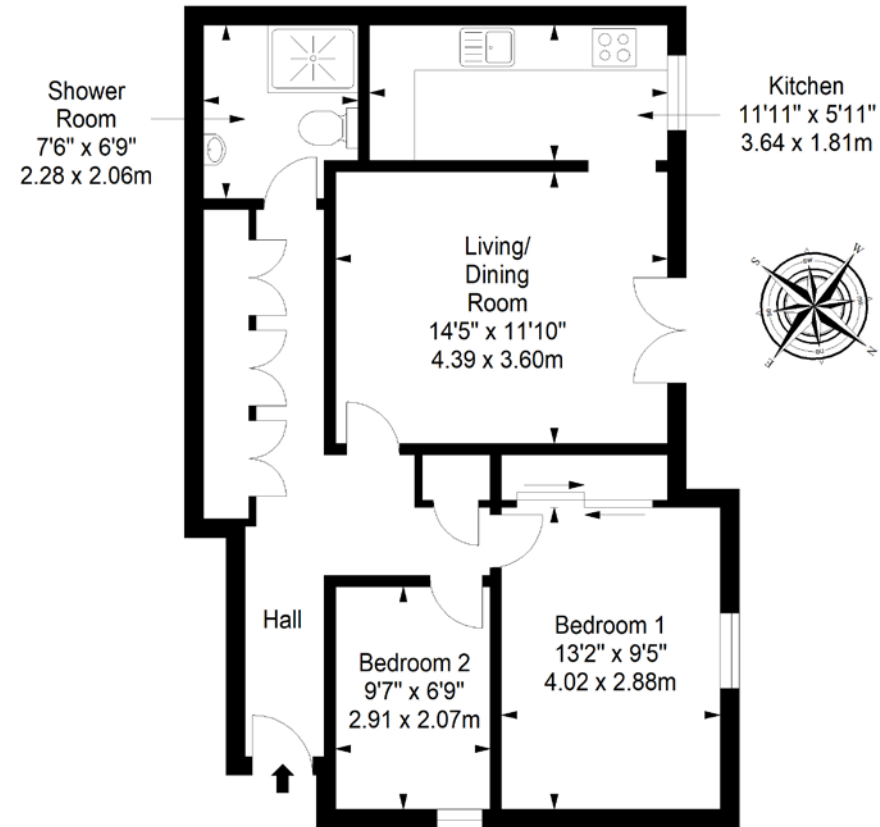
 **CHARTERED FIRM**

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

**Ground Floor**  
Approx. 63.1 sq. metres (679.2 sq. feet)



Total area: approx. 63.1 sq. metres (679.2 sq. feet)