





Desirably situated in coastal North Berwick, within a development for the over 60s, this first-floor flat benefits from scenic Berwick Law views, private parking, and shared access to attractive gardens, a residents' lounge, and a guest suite. Enjoying a sunny position, the elegant neutral interiors feature a spacious dual-aspect reception room with access to a contemporary kitchen, two good-sized double bedrooms, and two shower rooms - one en-suite to the principal bedroom also equipped with a walk-in wardrobe. Amenities on the doorstep include supermarkets, a golf course, and bus links to Edinburgh.

Extras: All fitted floor and window coverings and light fittings are included.

FEATURES

- Desirable seaside town location with good local amenities
- Exclusive retirement community with a house manager
- Tasteful modern décor and Berwick Law views
- Bright and spacious first-floor flat
- Secure entry system and shared lift service
- Entrance hall with handy storage
- Dual-aspect living/dining room with kitchen access
- Stylish well-equipped kitchen
- Two double bedrooms (one with good storage)
- Two shower rooms (one en-suite)
- Communal lounge and guest suite
- Attractive communal gardens
- Residents' parking
- Electric heating, double glazing, 24-hr emergency call system



"THE BRIGHT AND AIRY
FLAT ENJOYS ELEGANT
DECOR, A SUNNY
POSITION, AND
SCENIC BERWICK
LAW VIEWS."



EPC RATING:

B

COUNCIL TAX BAND:

E

VIEWINGS

By appointment with Gilson Gray on 01620 893 481



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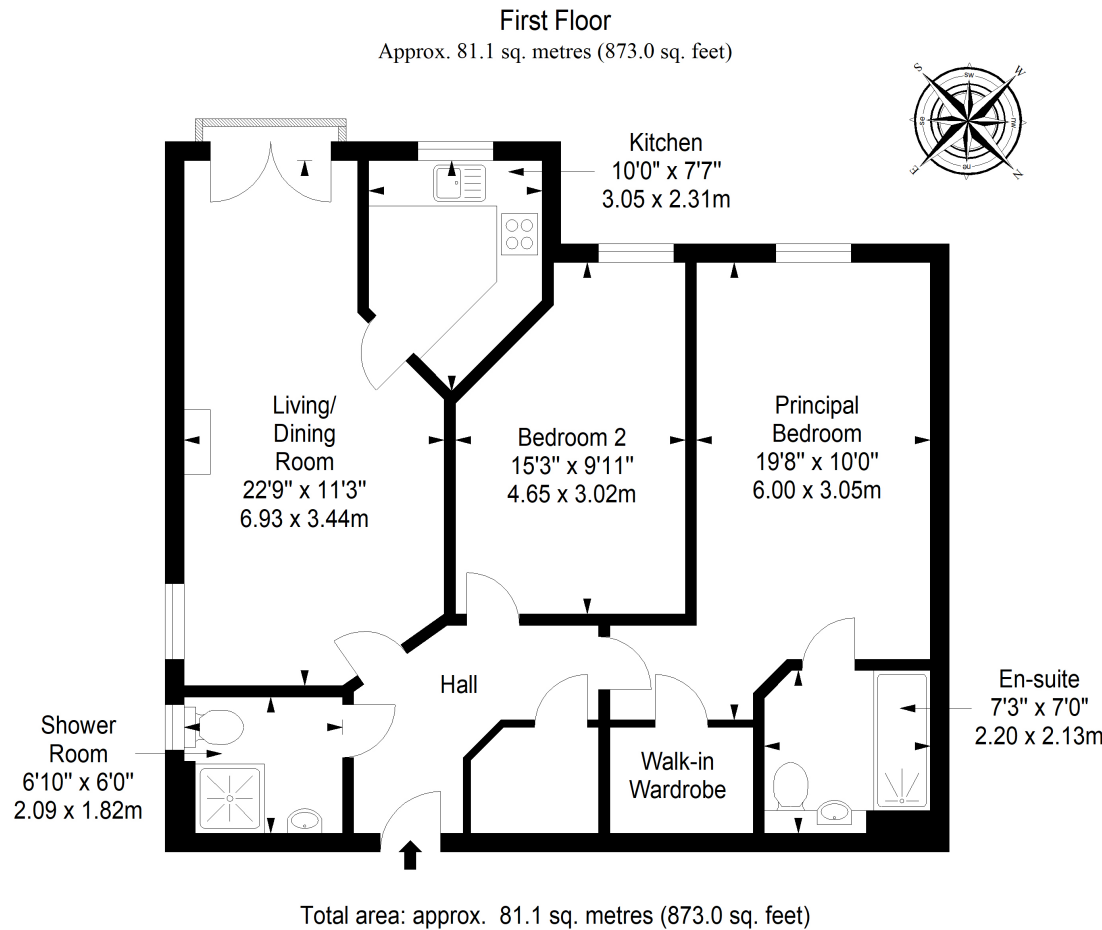
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BORDERS

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