



CRAIGLEITH  
VIEW  
Private Parking  
RESIDENTS ONLY

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**GILSON GRAY**  
LAW • PROPERTY • FINANCE

**3 CRAIGLEITH VIEW**  
Station Road, North Berwick, EH39 4BF



Situated in the sought-after coastal town of North Berwick, this property is located in a serviced retirement development for people aged 60 plus. This two-bedroom ground-floor flat with access to a nearby guest suite, and communal lounge, boasts light-filled accommodations and a mix of interiors, plus a generous living/dining room with french doors to the well-appointed kitchen creating a semi-open plan feel. Additionally, it offers two sizeable double bedrooms, one benefitting from mirrored wardrobes, a modern shower room, and a welcoming entrance hall with two fitted storage cupboards. Externally, residents benefit from off-street, private parking, communal gardens and stunning views of idyllic beaches, close proximity to the High Street, and easy access to local amenities as well as easy reach of bus and rail links.

Extras: all fitted floor and window coverings, light fittings, as well as integrated and freestanding kitchen appliances to be included in the sale.



## FEATURES

- Sought-after ground-floor flat near the High Street
- Situated in popular North-Berwick
- Building residents enjoy access to a guest suite and communal lounge
- Surrounded by scenic coastal views
- An eclectic mix of interior décor
- Welcoming hall with fitted storage
- Living/dining room with direct garden access
- Modern, well integrated kitchen
- Two spacious bedrooms
- Modern shower room
- Lush, leafy rear garden
- Private off-street parking
- Easy access to beaches and transport links







"A TWO-BEDROOM GROUND-FLOOR FLAT WITH LIGHT-FILLED ACCOMMODATION AND DIRECT GARDEN ACCESS."





EPC RATING:



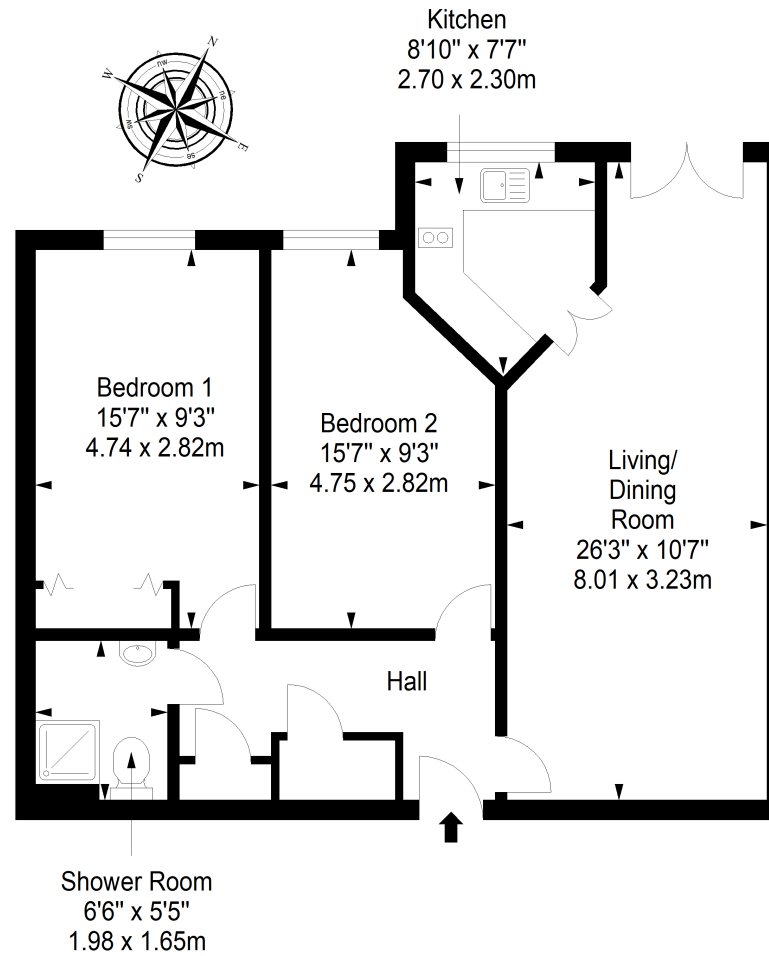
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

### Ground Floor

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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