





Forming part of a sought-after modern retirement development in exclusive North Berwick, this one-bedroom first-floor flat is attractively presented and offers an ideal choice for retirees. The development itself has good shared facilities such as a communal lounge and laundry, guest facilities, a shared garden, and private residents' parking. North Berwick's outstanding amenities are within easy reach of the property, such as an eclectic range of shops, cafés, and restaurants, other everyday essentials, transport links (including the train station), and scenic open spaces, including lovely parks and the beach.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, and fridge/freezer will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances. Annual factor charge is £2,648.92 (reviewed every August).

FEATURES

- First-floor retirement flat in exclusive North Berwick
- Secure shared entrance and lift service
- Welcoming hall with large built-in store
- Generous living/dining room
- Contemporary, fully integrated kitchen
- Double bedroom with walk-in wardrobe
- Attractive, modern shower room
- Landscaped, well-maintained shared gardens
- Private residents' parking
- Shared lounge, laundry, and guest facilities
- Careline alarm system



"THIS FLAT IS AN IDEAL CHOICE FOR THE OVER 60S, WITH NORTH BERWICK'S EXCELLENT AMENITIES WITHIN EASY REACH."



EPC RATING:

B

COUNCIL TAX BAND:

D

VIEWINGS

By appointment with Gilson Gray on 01620 893 481



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



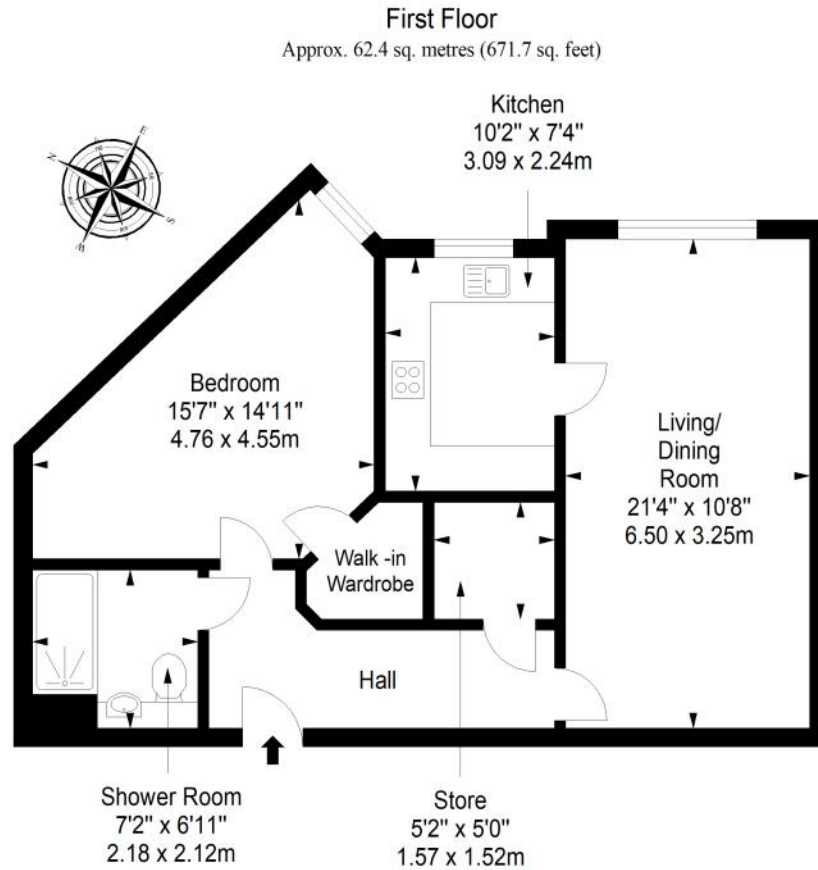
DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



Total area: approx. 62.4 sq. metres (671.7 sq. feet)

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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.