



GARDEN STIRLING BURNET

**24 PATTLE COURT**  
NORTH BERWICK, EAST LoTHIAN, EH39 4RN



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Welcome to this main-door one-bedroom first-floor retirement flat which is nestled at the end of a peaceful cul-de-sac within a very popular retirement development for those aged 60 years and over. It offers great storage and bright and airy accommodation that is well presented in light hues. Positioned close to amenities, bus and rail links, and stunning beaches, this home also has a convenient location in the highly sought-after coastal town of North Berwick, which was voted by The Sunday Times as the Best Place to Live in the UK in 2024.

The home's private front door opens into an entrance hall with a handy store. A stair lift leads up from the hall to the first-floor landing and into the living/dining room. Neutrally decorated and laid with carpet, this reception area is an inviting space for everyday use. It also enjoys a southwest-facing aspect, capturing lots of natural light throughout the entire day. From here, a central hall connects to the remaining accommodation, whilst also providing built-in storage to help maintain a tidy home.

## FEATURES

- First-floor retirement flat for 60s and over
- Part of a popular retirement development
- Situated in the coastal town of North Berwick
- Private main-door entrance
- Entrance hall with a store
- Stair lift to the first floor
- Central hall with built-in storage
- Southwest-facing living/dining room
- Fitted kitchen that is well appointed
- Double bedroom with built-in wardrobe
- 3pc shower room with walk-in shower
- Large communal garden laid to lawn
- On-street parking bays
- Electric heating and double glazing





In the kitchen, there is a generous range of base and wall-mounted cabinets, paired with ample worksurface space. It is appointed in white hues and wooden tones, and it enjoys a bright ambience for cooking. An electric cooker, an undercounter fridge, and a washing machine are included in the sale. The adjacent double bedroom is a light and airy space that comes with a large built-in wardrobe, offering lots of storage for clothes. The shower room is opposite, fitted with a white three-piece suite which includes a toilet, a washbasin, and an easily-accessible walk-in shower cubicle. Electric heating and double glazing ensure year-round comfort. Outside, there is a large communal garden that is laid to lawn and carefully maintained. In addition, there are on-street parking bays providing ample spaces for residents and visitors alike.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, an undercounter fridge, and a washing machine to be included in the sale.







### North Berwick, East Lothian

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.







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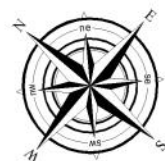
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HOUSE SALES

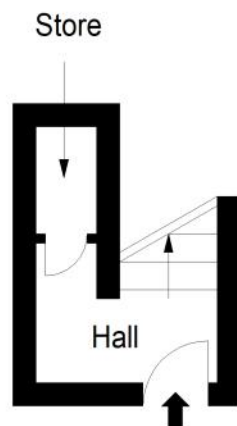
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

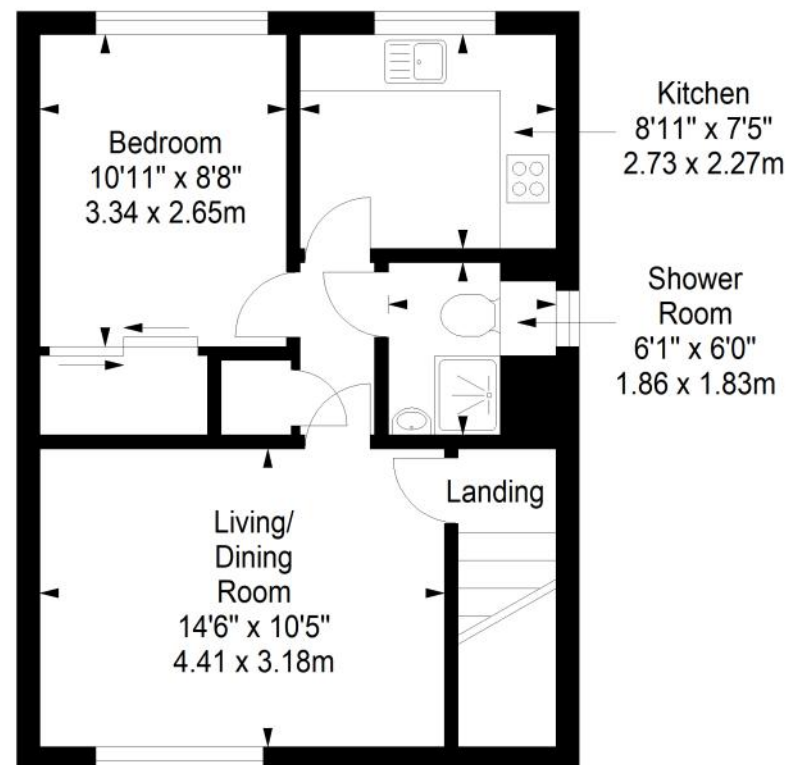
## FLOORPLAN



Ground Floor  
Approx. 3.9 sq. metres (42.0 sq. feet)



First Floor  
Approx. 42.5 sq. metres (457.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.5 sq. feet)