



GARDEN STIRLING BURNET

21 CRAIGLEITH VIEW, STATION ROAD
NORTH BERWICK, EAST LOTHIAN, EH39 4BF



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SUMMARY

Forming part of a sought-after retirement development (for the over sixties) in seaside North Berwick, this one-bedroom, first-floor flat boasts close proximity to fantastic local amenities, the High Street, idyllic beaches, golf courses, and bus/rail links. The sun-facing home enjoys a generous bay windowed living and dining room with sea views, a Juliette balcony and French doors leading to a stylish fitted kitchen. The residence also features a spacious, southwest-facing double bedroom with a built-in mirrored wardrobe and a modern shower room. Externally, Craigleith View residents benefit from residents' parking, a residents' lounge and well-kept communal grounds.

Extras: all fitted floor and window coverings, light fittings and kitchen appliances are included in the sale.

FEATURES

- First-floor flat in seaside North Berwick
- Part of an exclusive retirement complex (for the over 60s)
- 24-hour emergency system and a dedicated house manager
- Stunning sea views of Craigleith Island
- Secure shared entry and lift service
- Entrance hall with storage
- Sunny bay windowed living/dining room
- Stylish fitted kitchen
- Spacious bedroom with a mirrored wardrobe
- Modern shower room
- Communal residents' lounge, guest suite and laundry room
- Shared gardens with seating space
- Residents' parking





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

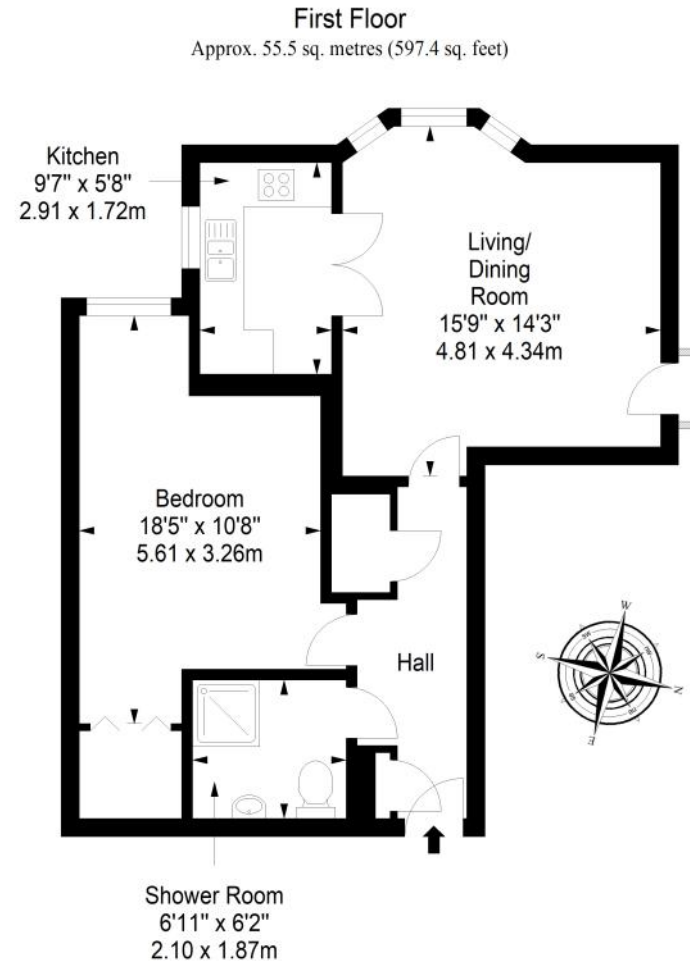


HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

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



Total area: approx. 55.5 sq. metres (597.4 sq. feet)