



23 SAINTHILL COURT

North Berwick, East Lothian, EH39 4RL



1

Public Room



2

Bedrooms



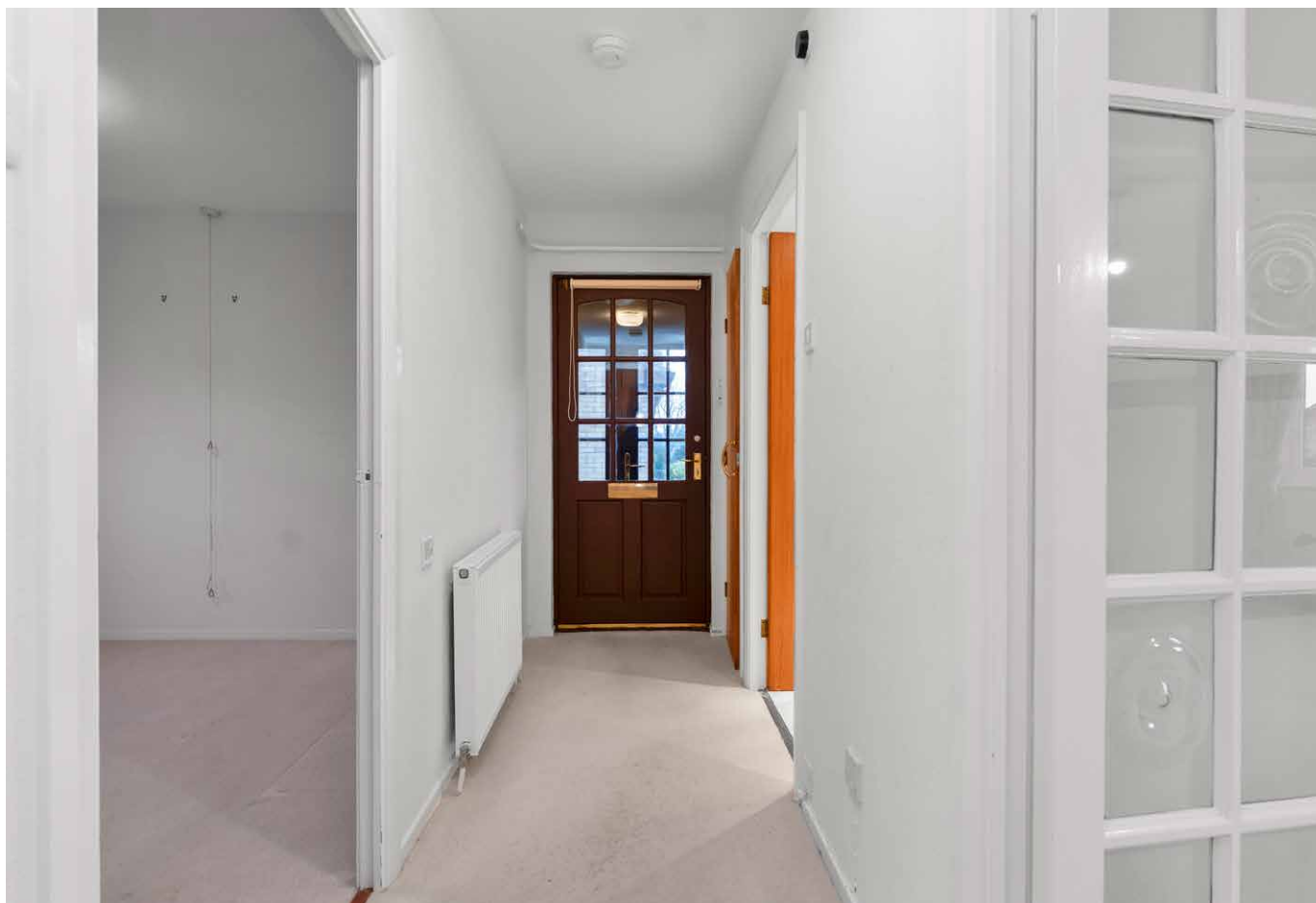
1

Bathroom



23 SAINTHILL COURT

This two-bedroom detached bungalow forms part of a peaceful retirement community in the desirable coastal town of North Berwick, set within landscaped communal gardens and conveniently close to the train station and central amenities. Inside, the bright, neutral interiors feature an entrance porch and hall with excellent storage, a connected reception room and stylish, well-appointed kitchen, two double bedrooms (one with fitted wardrobes), and a modern shower room with a walk-in enclosure. Further benefits include private off-street parking.







EPC
RATING



COUNCIL
TAX BAND

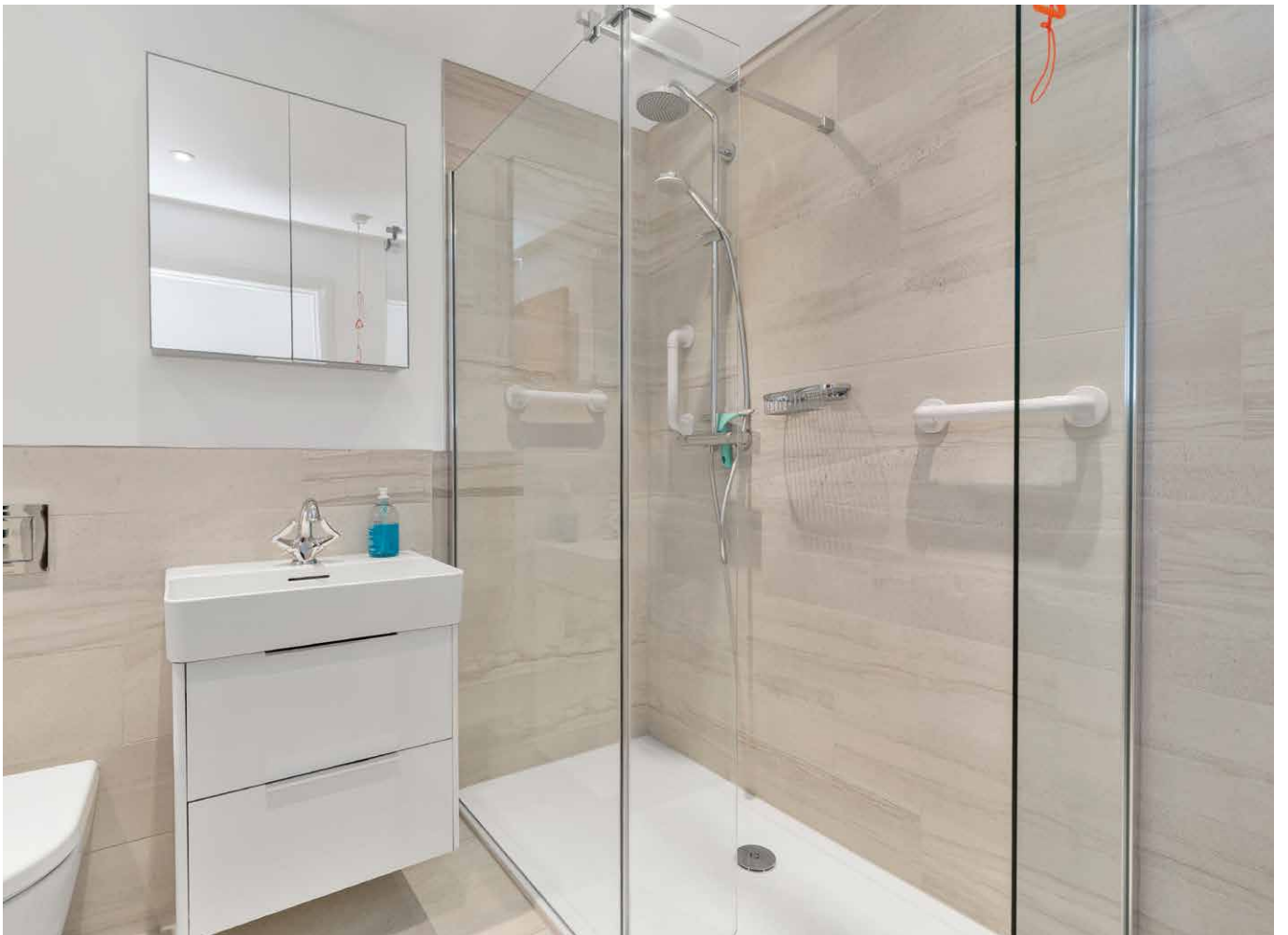
VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful retirement community in coastal North Berwick
- Detached bungalow with bright, neutral interiors
- Entrance porch and hall, both with storage
- Stylish, well-appointed kitchen
- Two double bedrooms (one with fitted storage)
- Modern shower room with walk-in enclosure
- Landscaped communal gardens
- Private off-street parking







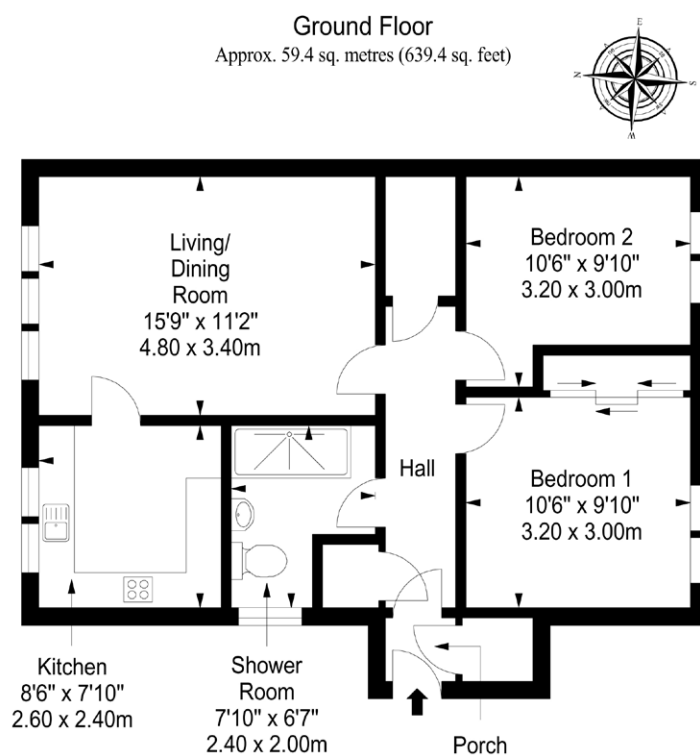
Please note: This is sheltered accommodation—single occupants must be aged 60+ and require a sheltered environment; for couples, at least one occupant must meet this criterion. No live-in children; cats and dogs are generally accepted.

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



NORTH BERWICK, EAST LoTHIAN

North Berwick is one of Scotland's most desirable coastal resorts. It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). The coastline of North Berwick forms a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



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