



85/5 TIGH MHOR

High Street, North Berwick, East Lothian, EH39 4HD



1

Public Room



2

Bedrooms



1

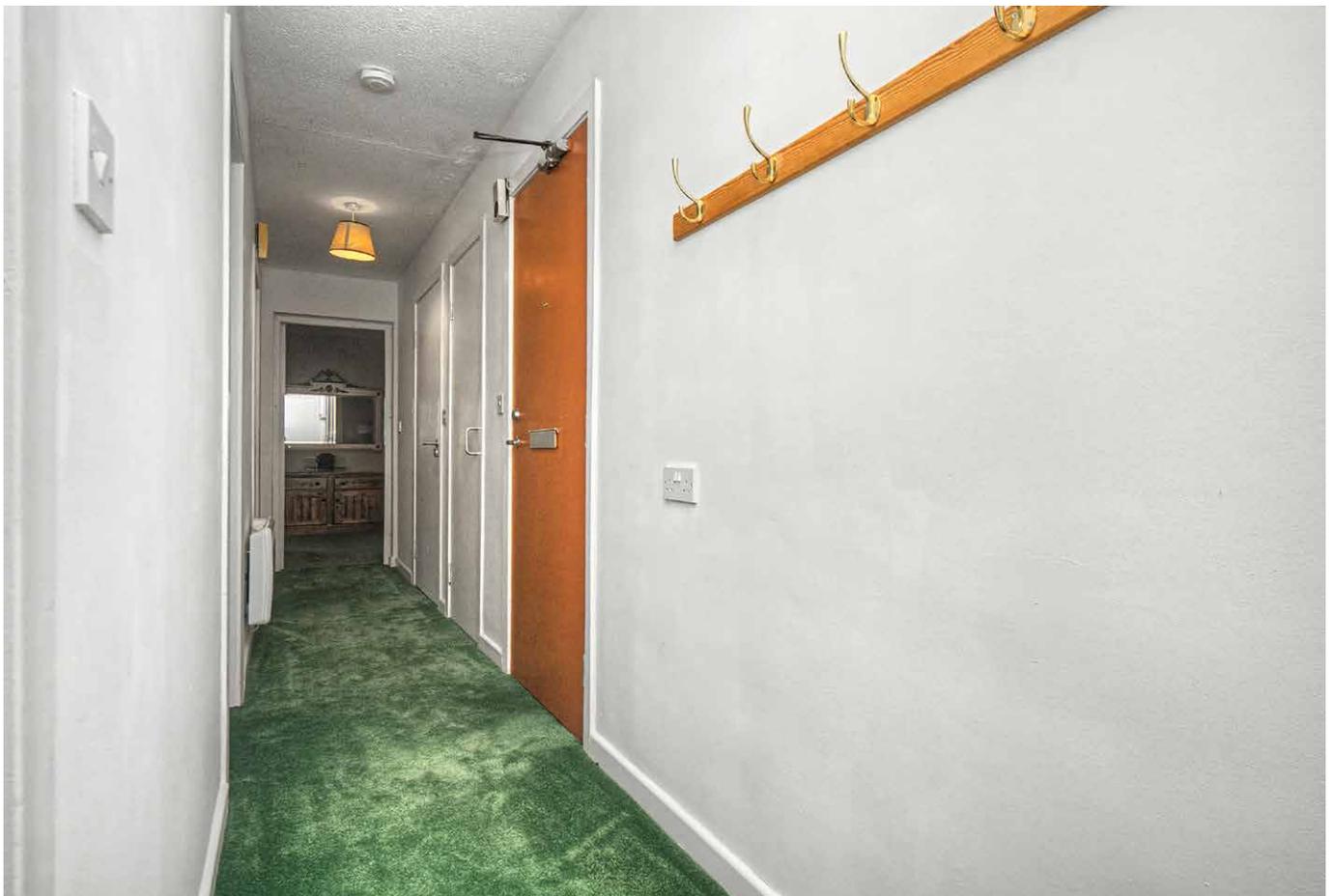
Bathroom

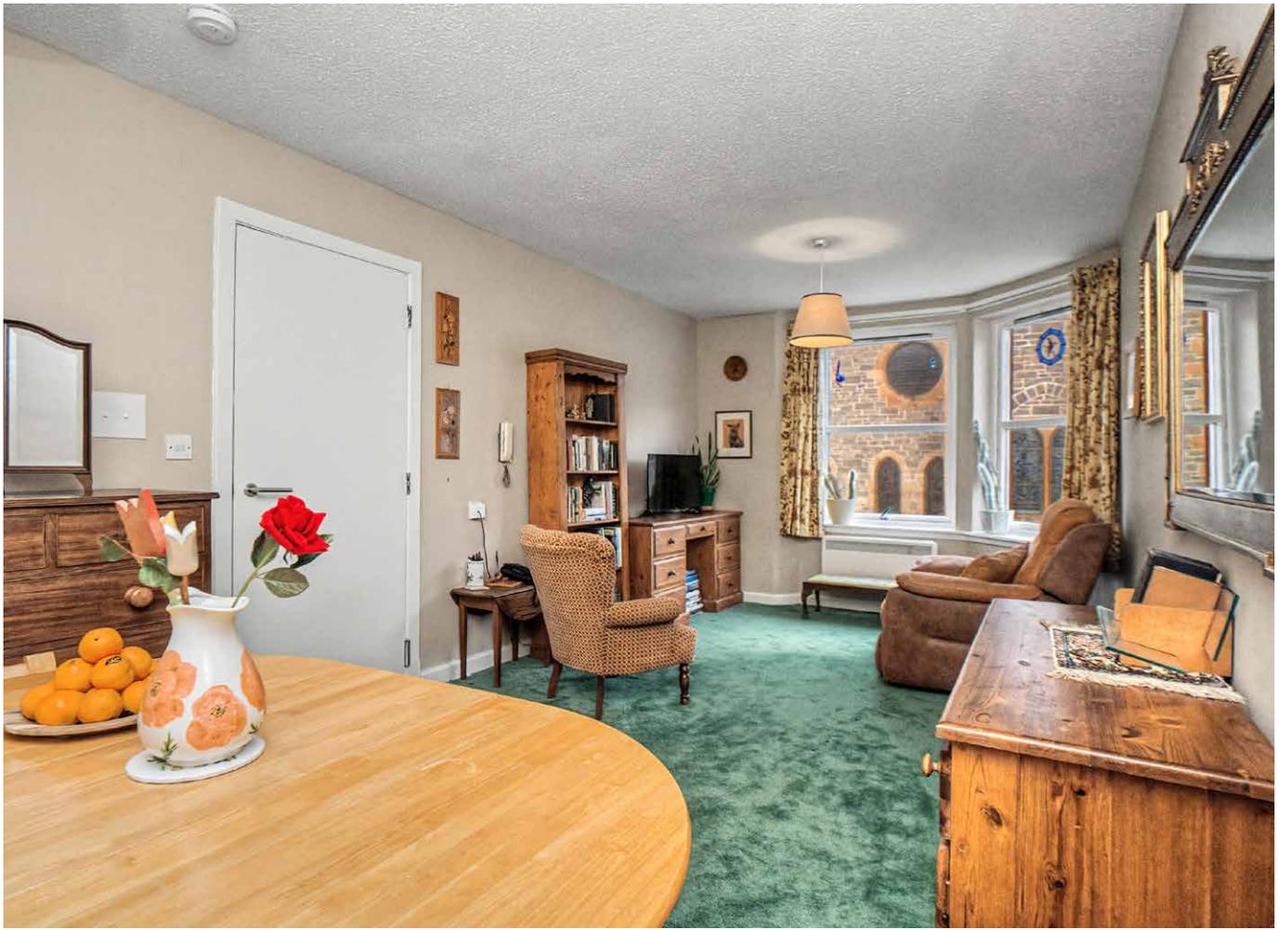


85/5 TIGH MHOR

Introducing a well-presented two-bedroom first-floor retirement flat for residents aged 65 and over, set within a peaceful seaside community in the heart of North Berwick. This flat is finished to a high standard throughout, showcasing contemporary décor, quality fixtures and fittings, and a bright, spacious reception area with a sunny southeasterly aspect. It further features an attractive kitchen with contemporary units and quality worktops, a sleek shower room with a walk-in enclosure, a vanity mirror with lights, vanity storage and shelving, a towel warmer, and built-in storage to maintain a clutter-free living environment. Residents also benefit from lift access, secure entry, and convenient parking, creating a safe, relaxed and sociable lifestyle.

Situated on the High Street, the property enjoys an exceptional, highly desirable setting in East Lothian, just moments from the town's stunning beaches, excellent local amenities, and reliable bus and rail links for easy travel across the region and into Edinburgh. With golf courses, countryside walks, and the coastline all close at hand, this is a superb location that offers both convenience and coastal charm, placing the very best of North Berwick right on your doorstep.







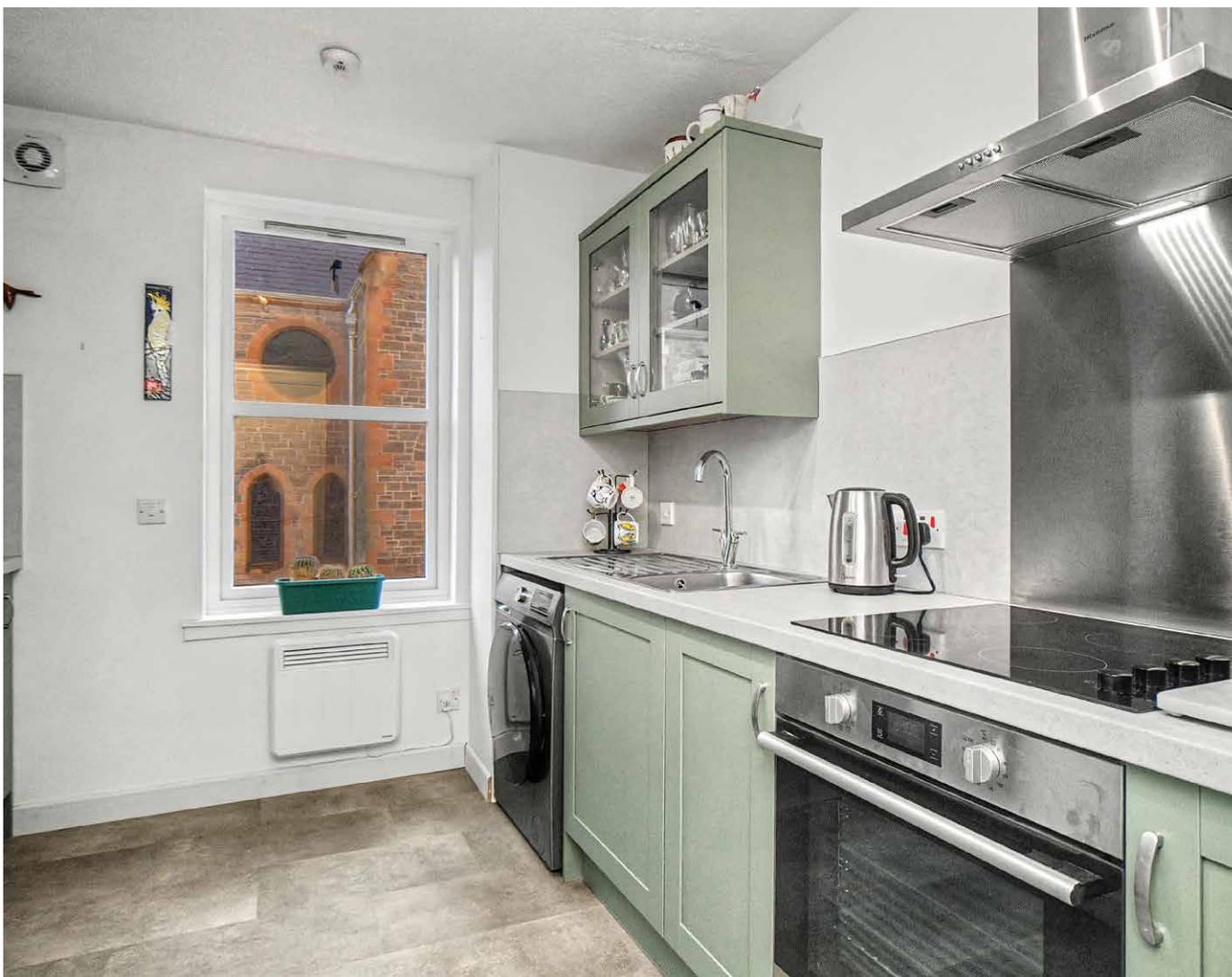
C
EPC
RATING

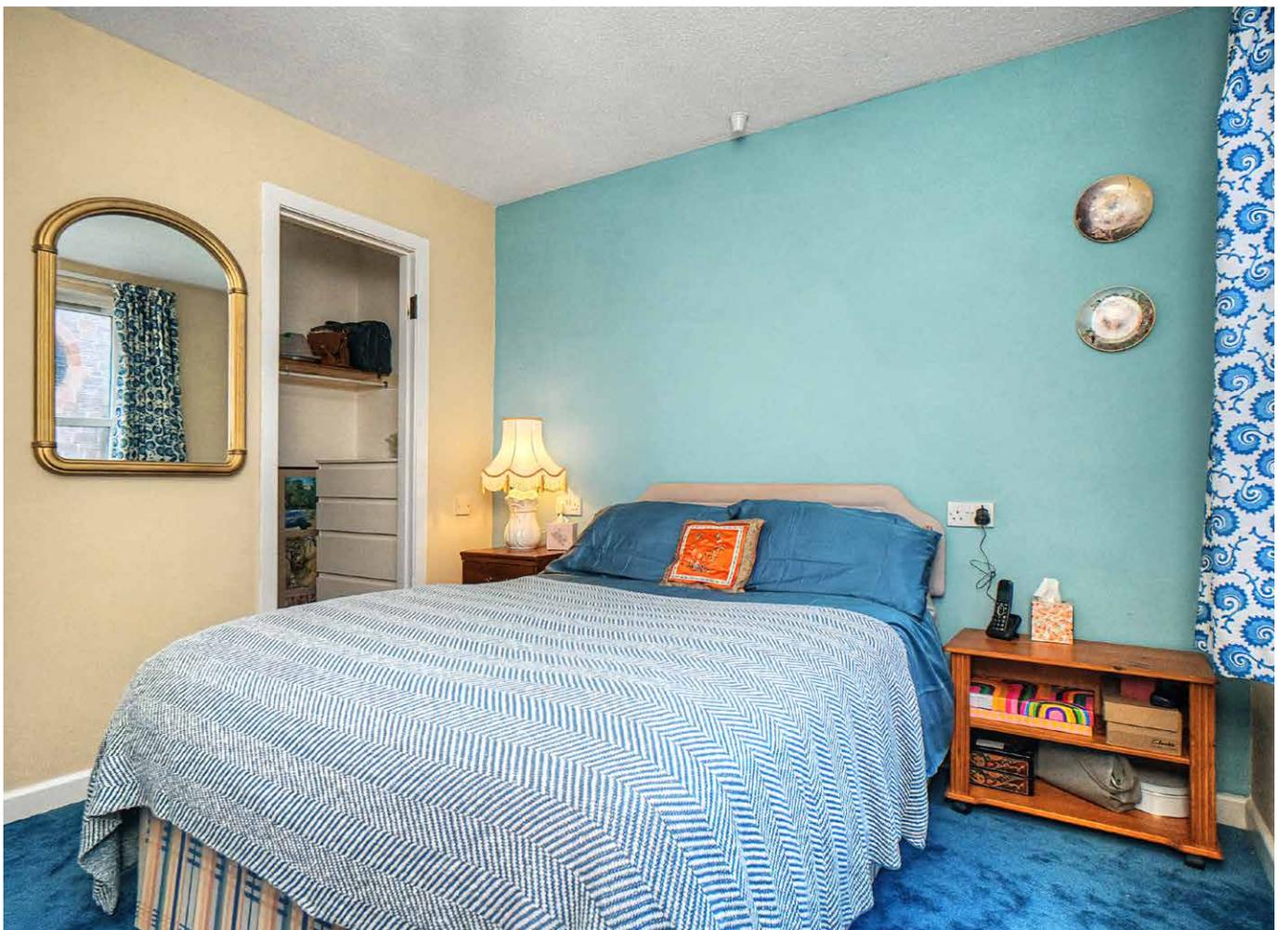
D
COUNCIL
TAX BAND

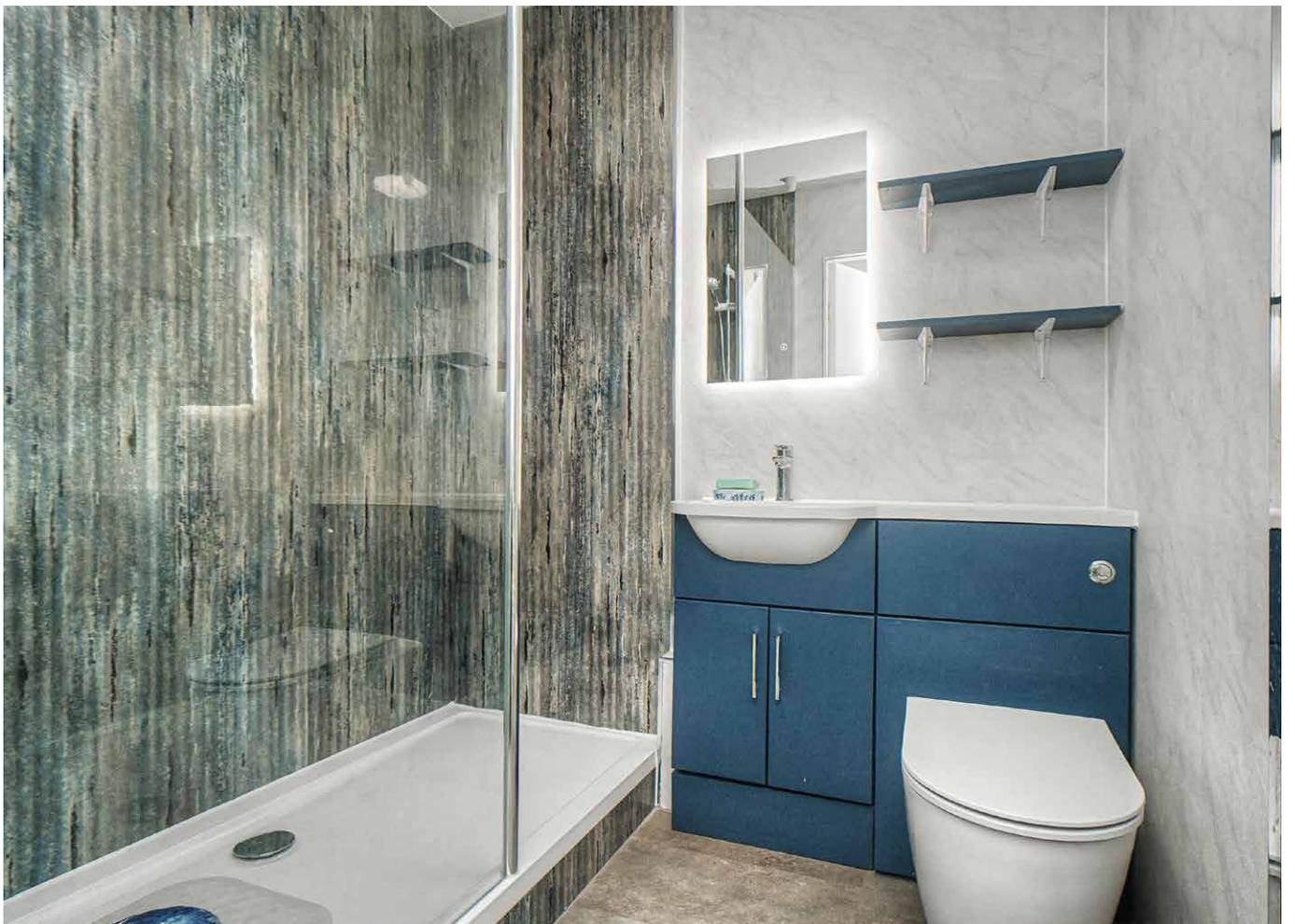
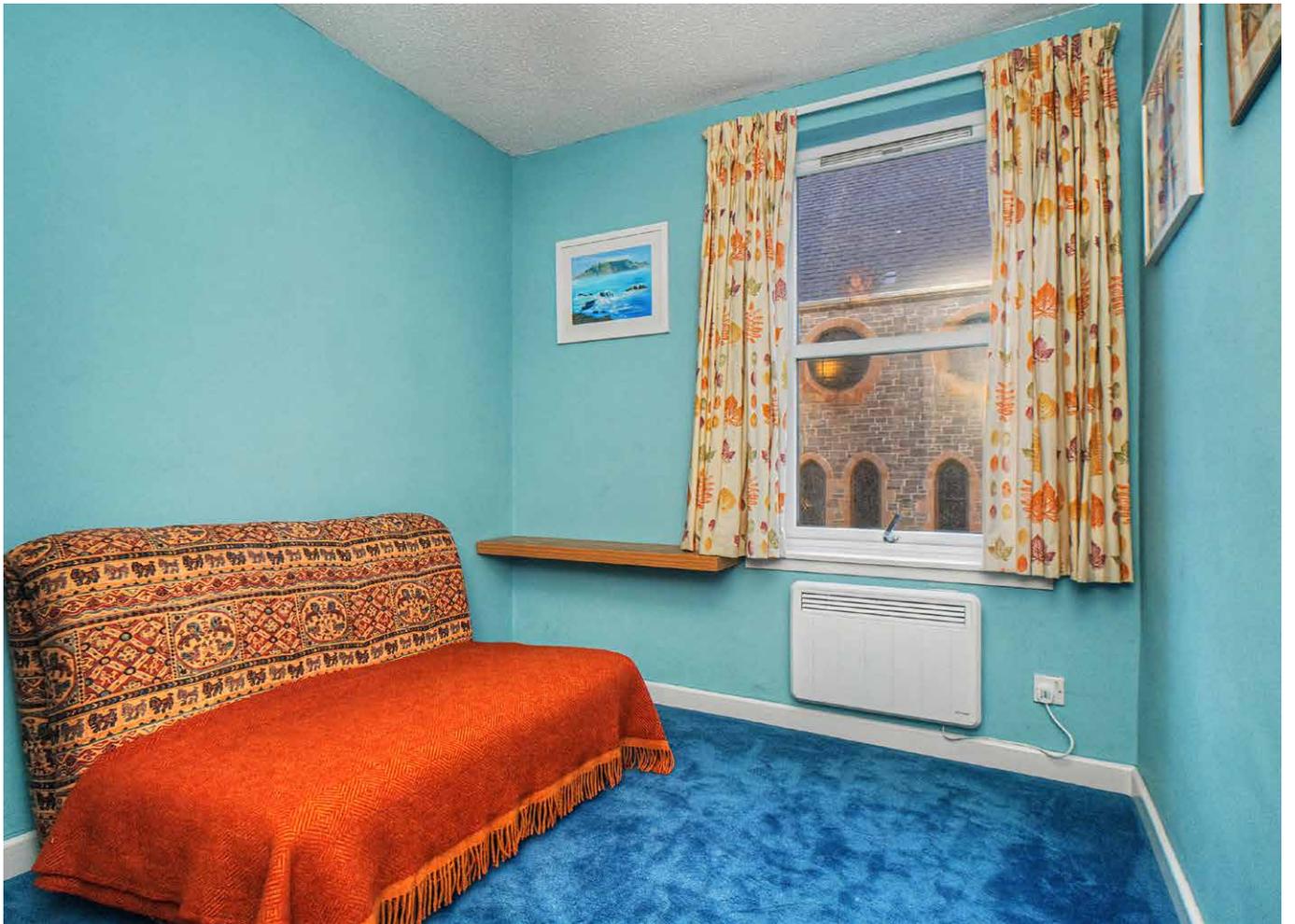
VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- First-floor flat in sought-after North Berwick
- Part of a seaside retirement community (over 65s)
- Secure shared entrance and lift service
- Entrance hall with built-in storage cupboards
- Spacious carpeted living/dining room with a southeasterly aspect
- Ultra-modern kitchen with contemporary integrated appliances
- Two double bedrooms with storage
- Modern shower room
- Well-kept communal grounds
- Residents' parking









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

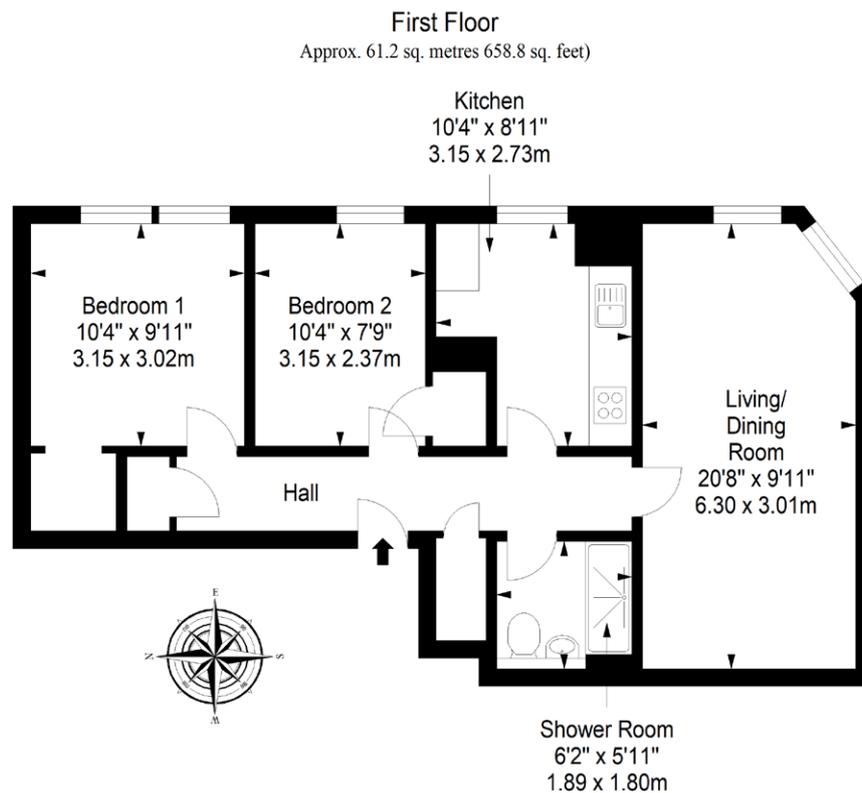
Please note that no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold-as-seen condition.

Factor: The factor is managed by Charles White Ltd at an approximate monthly cost of £132 (£1584 pa).



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.



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



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.