



# 19 PRIORY WYND

North Berwick, East Lothian, EH39 4SB





# 19 PRIORY WYND

Welcome to a two-bedroom first-floor retirement apartment for those aged 55 and over. This beautiful home is stylishly presented throughout, incorporating fashionable décor and high-quality fixtures and fittings. It further boasts a spacious living area, a modern kitchen and shower room, and generous built-in storage to help keep the interiors neat and tidy. Homeowners also have shared use of a lovely communal garden that is laid with a well-kept lawn and mature plants.

The property forms part of the Priory Wynd age-exclusive development, which enjoys a central location in highly sought-after North Berwick. It is close to the coastal town's excellent amenities, as well as regular bus and rail links for easy travel. Furthermore, North Berwick's stunning golden beaches are a short distance away for leisurely seaside strolls. Golf clubs are also nearby and the surrounding countryside is easily accessible too. It is a delightful location that ensures homeowners are well connected.







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EPC  
RATING

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COUNCIL  
TAX BAND

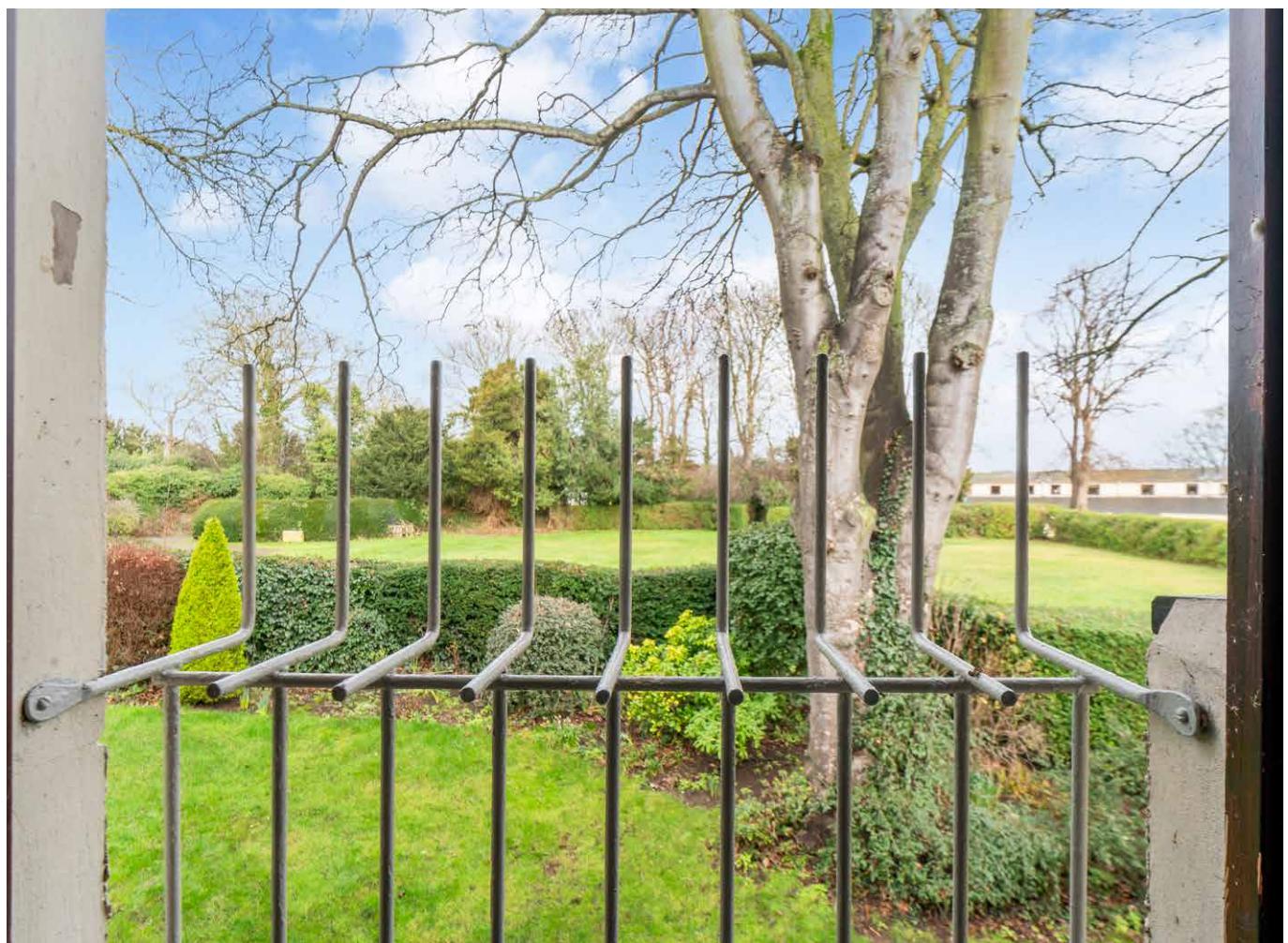
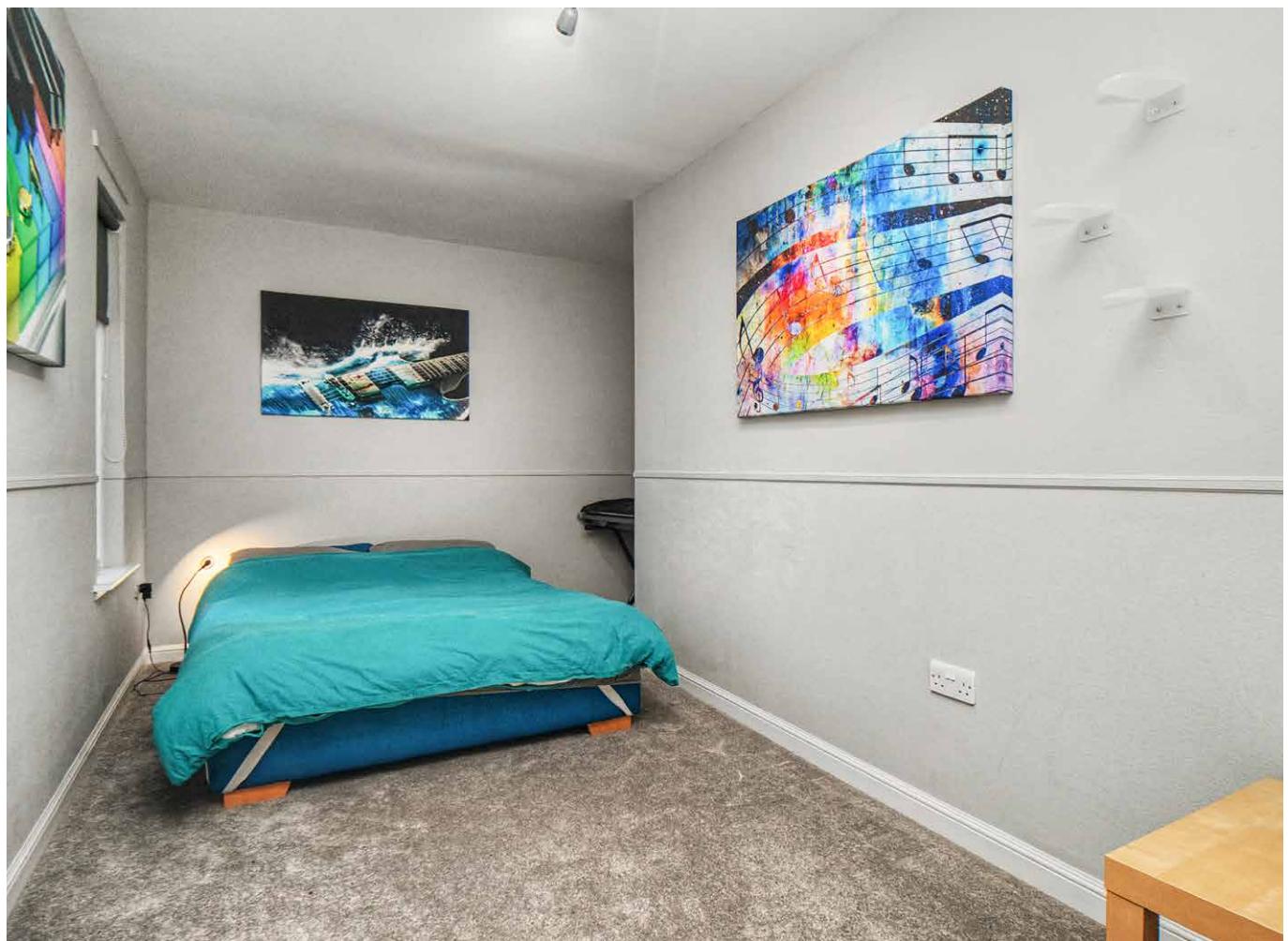
## VIEWING

By appointment only  
with Gilson Gray on  
01620 893 481

## Features

- A first-floor retirement apartment with stylish interiors
- Part of an age-exclusive development for 55s and over
- Prime location in the coastal town of North Berwick
- Attractive decoration & modern finishings throughout
- Welcoming entrance hall with two cloak cupboards
- Bright and spacious living room with a Juliet balcony
- Generously appointed kitchen with a breakfast bar
- Dual-aspect principal bedroom with built-in wardrobe
- Second double bedroom that is spacious and versatile
- Contemporary shower room with a three-piece suite
- Carefully maintained communal garden grounds
- Unrestricted on-street parking







Extras: integrated kitchen appliances (ceramic hob, oven, and microwave) to be included in the sale.

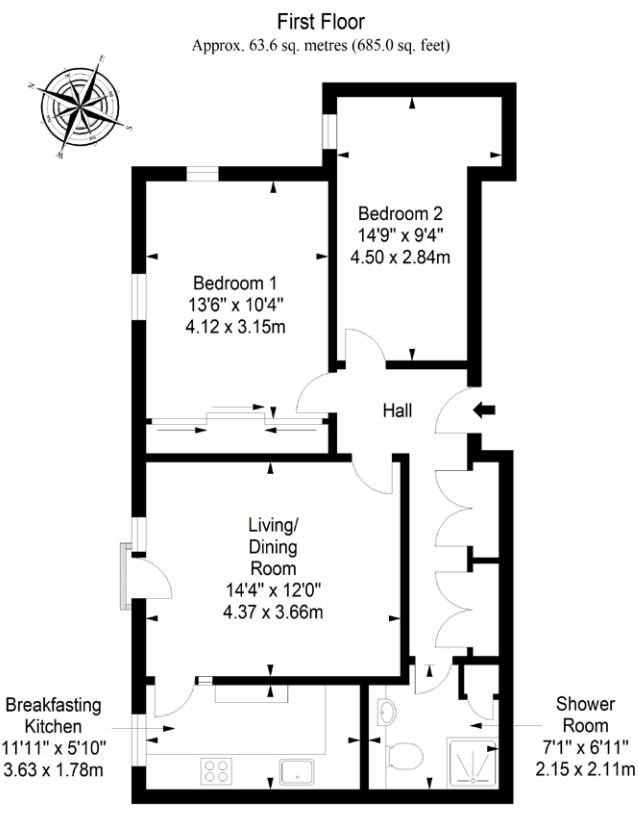
Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: The factor is managed by Trinity Factors at an approximate yearly cost of £943.60.



# 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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