







Desirably situated in coastal North Berwick, within a development for the over 60s, this first-floor flat benefits from scenic Berwick Law views, private parking, and shared access to attractive gardens, a residents' lounge, and a guest suite. Enjoying a sunny position, the elegant neutral interiors feature a spacious dual-aspect reception room with access to a contemporary kitchen, two good-sized double bedrooms, and two shower rooms - one en-suite to the principal bedroom also equipped with a walk-in wardrobe. Amenities on the doorstep include supermarkets, a golf course, and bus links to Edinburgh.

Extras: All fitted floor and window coverings and light fittings are included. Annual factor charge is £3973.39 (reviewed every August).

## FEATURES

- Desirable seaside town location with good local amenities
- Exclusive retirement community with a house manager
- Tasteful modern décor and Berwick Law views
- Bright and spacious first-floor flat
- Secure entry system and shared lift service
- Entrance hall with handy storage
- Dual-aspect living/dining room with kitchen access
- Stylish well-equipped kitchen
- Two double bedrooms (one with good storage)
- Two shower rooms (one en-suite)
- Communal lounge and guest suite
- Attractive communal gardens
- Residents' parking
- Electric heating, double glazing, 24-hr emergency call system



"THE BRIGHT AND AIRY  
FLAT ENJOYS ELEGANT  
DECOR, A SUNNY  
POSITION, AND  
SCENIC BERWICK  
LAW VIEWS."





EPC RATING:

B

COUNCIL TAX BAND:

E

## VIEWINGS

By appointment with Gilson Gray on 01620 893 481



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366

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## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021

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## EAST LoTHIAN

33 Westgate  
EH39 4AG  
01620 893 481

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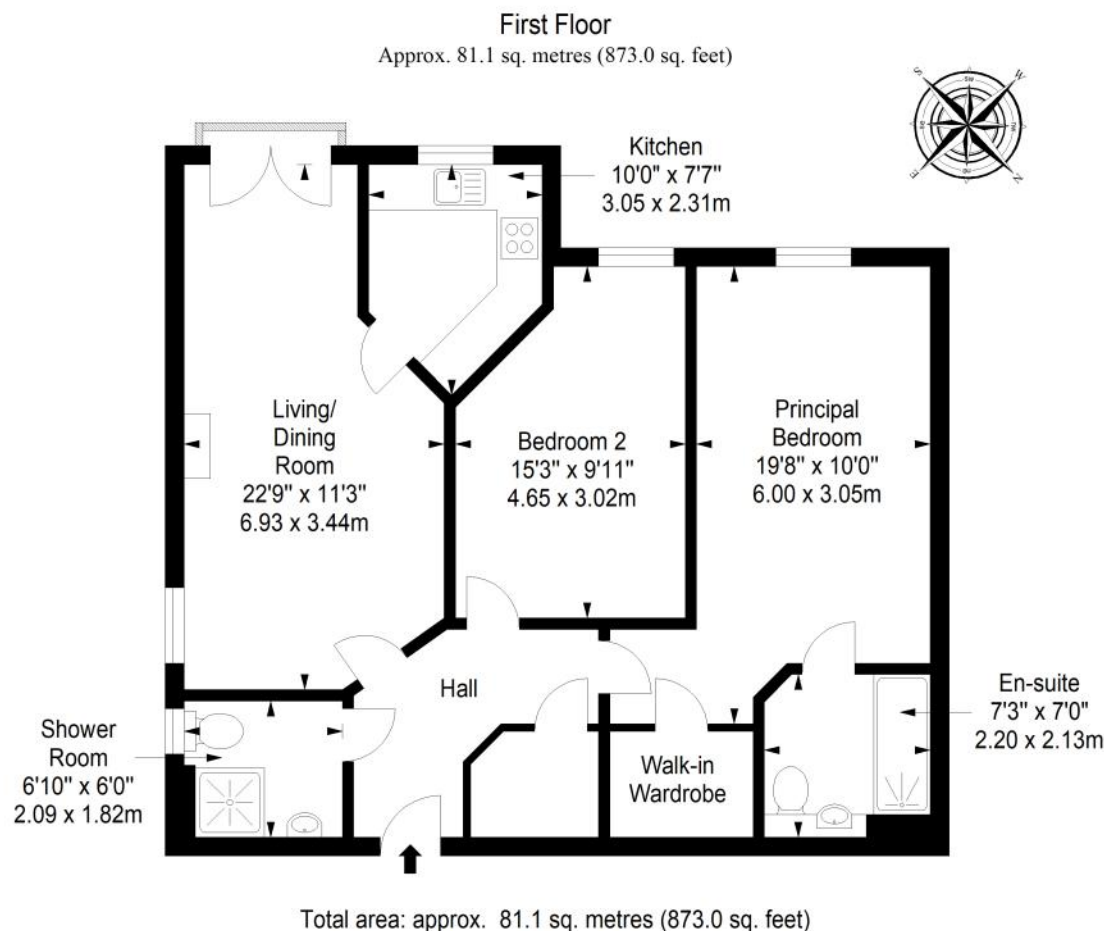
## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000

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## BORDERS

01890 880 008



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CHARTERED FIRM



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.