



# 23 Tantallon Court

NORTH BERWICK, EH39 5QF

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Lying on the first floor of a popular McCarthy and Stone retirement development in North Berwick, this immaculate one-bedroom apartment offers a comfortable and secure lifestyle.

A carpeted hallway equipped with useful storage opens into a light-filled and spacious sitting and dining room. Adorned with plush carpeting, a neutral décor, and windows opening to a Juliet balcony, the space allows for a versatile furniture configuration and offers a delightful place to relax. Conveniently adjoining is a compact yet modern kitchen showcasing gloss white wall and floor units, illuminated smooth grey worktops, and high-spec Bosch integrated appliances that include a hob, oven, and extractor hood.

Completing the layout is a light and airy double bedroom enhanced by a serene colour palette and built-in storage. A stylish shower room equipped with a hidden cistern WC, chrome towel radiator, and washbasin built into vanity

completes the internal layout.

Residents enjoy access to a beautifully appointed shared lounge, lift, Careline alarm system, private parking, and landscaped grounds.

Additionally, for over 60's working from home, the complex provides the perfect peaceful environment.

Additional Information: The development is factored by McCarthy & Stone. Annual charge - £2,649. This covers the in-house manager, 24 emergency call out system, building insurance and maintenance of the property and gardens.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, grill, hob, extractor fan and fridge-freezer are included in the sale.





## PROPERTY FEATURES

- ❑ One-bedroom first-floor retirement apartment
- ❑ Spacious sitting and dining room with Juliet balcony
- ❑ Modern kitchen
- ❑ One double bedroom
- ❑ Stylish shower room
- ❑ Double glazing
- ❑ Electric heating
- ❑ Lift
- ❑ Residents' lounge
- ❑ Landscaped grounds
- ❑ Residents' parking
- ❑ EPC - B
- ❑ Council tax band - D
- ❑ Annual Factor Fee - £2649

## NORTH BERWICK

Voted by The Sunday Times as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station. There is also a bus stop opposite the property allowing easy transport options.

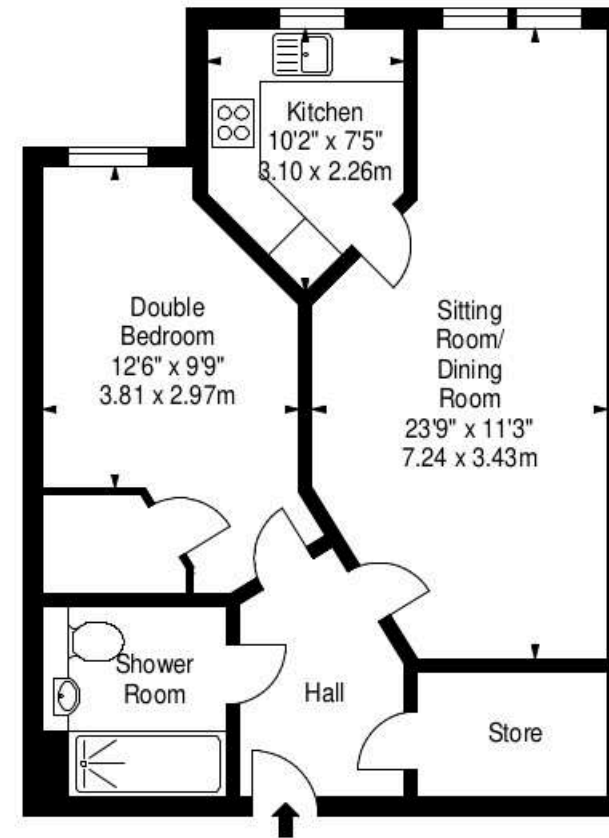




**Tantallon Court,  
Heugh Road,  
North Berwick,  
East Lothian, EH39 5QF**



Approx. Gross Internal Area  
596 Sq Ft - 55.37 Sq M  
For identification only. Not to scale.  
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2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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