

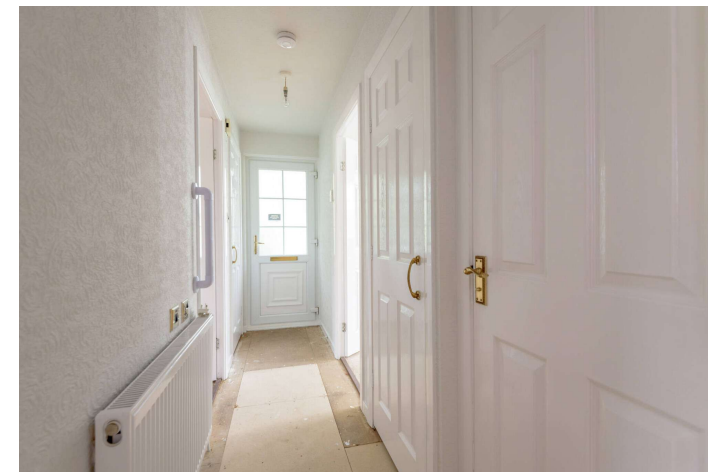


19 Pattle Court

NORTH BERWICK, EH39 4RN

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Nestled within a peaceful and highly desirable retirement development in North Berwick, this two-bedroom, ground-floor flat offers bright, comfortable living in a welcoming setting.

Both spacious bedrooms boast subtle tones and share a bathroom fitted with a WC, washbasin, and bath complete with handrails. Externally, residents enjoy shared garden grounds, and benefit from ample unallocated parking for residents and visitors.

Stepping through the front door, you are greeted by the hallway with built-in storage. To the right, the south-west-facing sitting room is bathed in natural light, enhanced by a neutral colour scheme and a spacious layout, the perfect spot to unwind. Adjacent, the kitchen, while ready for a cosmetic refresh, boasts wall and floor units, plus ample worktop space.

Additional Information: The property is factored by Lorimer Property Group. Approx. £56 per month. Minimum age requirement is 60+ years.

FIXTURES & FITTINGS

The property will be sold as seen (no furniture included).



PROPERTY FEATURES

- ❑ Two-bedroom, ground-floor retirement property
- ❑ South-west-facing sitting room
- ❑ Bright kitchen
- ❑ Two spacious bedrooms
- ❑ Family bathroom
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Communal gardens
- ❑ Plentiful unallocated
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Monthly Factor Charge - Approx. £56

NORTH BERWICK

Recently 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 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.

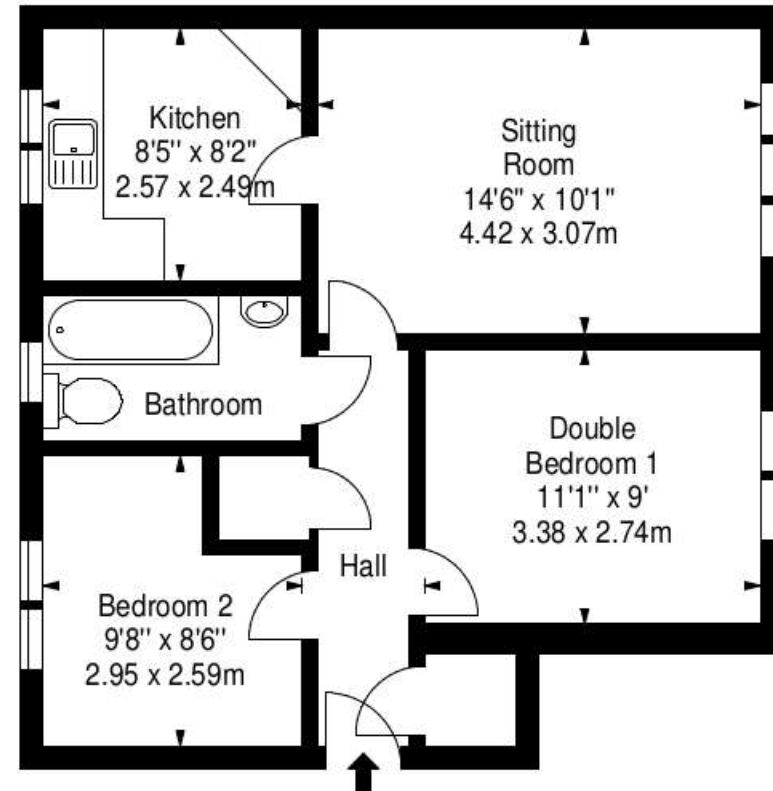
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Pattle Court,
North Berwick,
East Lothian, EH39 4RN**



Approx. Gross Internal Area
520 Sq Ft - 48.31 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor

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01620 497 497

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PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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 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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