



**44 Tantallon Court, Heugh Road,
North Berwick, EH39 5QF**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

BEAUTIFULLY PRESENTED

ONE BEDROOM SECOND FLOOR RETIREMENT FLAT



This beautifully presented, one bedroom, second floor, McCarthy and Stone retirement apartment is situated in the highly desirable coastal town of North Berwick, close to excellent local amenities, including shops, and a bus route into the town centre, to neighbouring towns and Edinburgh. Purpose built in 2017 Tantallon Court has apartments for the over 60's (if a couple one person must be 60 years or over). There is a House Manager on-site during core hours, Monday to Friday, a 24-hour emergency care-line, as well as an extremely attractive, residents lounge and kitchen facility, used for resident events such as, coffee mornings, film nights and exercise classes. The development has very nicely landscaped, communal grounds, with seating areas and attractive planting and there is residents parking (permit required). The apartment has an entrance hall, with good storage, a bright and spacious dining lounge, with a nice outlook, an electric fire and French doors and Juliet balcony. The kitchen has a good range of very smart, ivory, fitted units, complementary worktops and appliances. The double bedroom has a walk-in wardrobe and a nice outlook, and the shower room is well designed, with a walk-in shower, attractive tiling, a vanity unit and heater.

Communal entrance and lift

Hall

Dining lounge

Kitchen

Double bedroom

Shower room

Double glazing and electric heating

Attractive residents lounge for social events

House Manager - Monday to Friday and 24-hour emergency care-line

Guest suite available (additional charge)

Well-kept communal grounds

Service charge approx. £2415.60 per annum, which is £201.30 per month and includes buildings insurance, maintenance of communal areas, emergency care-line, heat, light and cleaning of communal areas, House Manager and a 1% contingency fund. Guest suite £25 per night plus £5 booking fee.





NORTH BERWICK

North Berwick is a beautiful town on the East Lothian coastline boasting stunning beaches, a choice of golf courses and a vibrant town centre with an eclectic range of shops, cafes and restaurants. The town has fantastic attractions including the Seabird Centre, the Law hill with its whale jaw bone (now a replica) at the top and home to wild Exmoor ponies, Tantallon Castle and Dirleton Castle close by and of course the iconic Bass Rock, home to the world's largest northern Gannet colony. The town also offers activities such as a Bridge Club, golf courses, a sports centre, with swimming pool, a sailing club and tennis courts. The town welcomes the Fringe by the Sea every August and the Highland Games which is extremely well supported by local residents and tourists. There are good local amenities in the town with a doctor's surgery, library, Community Centre, Tesco and Aldi supermarkets, bus routes and a train station.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, washer dryer and fridge freezer are included in the sale (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

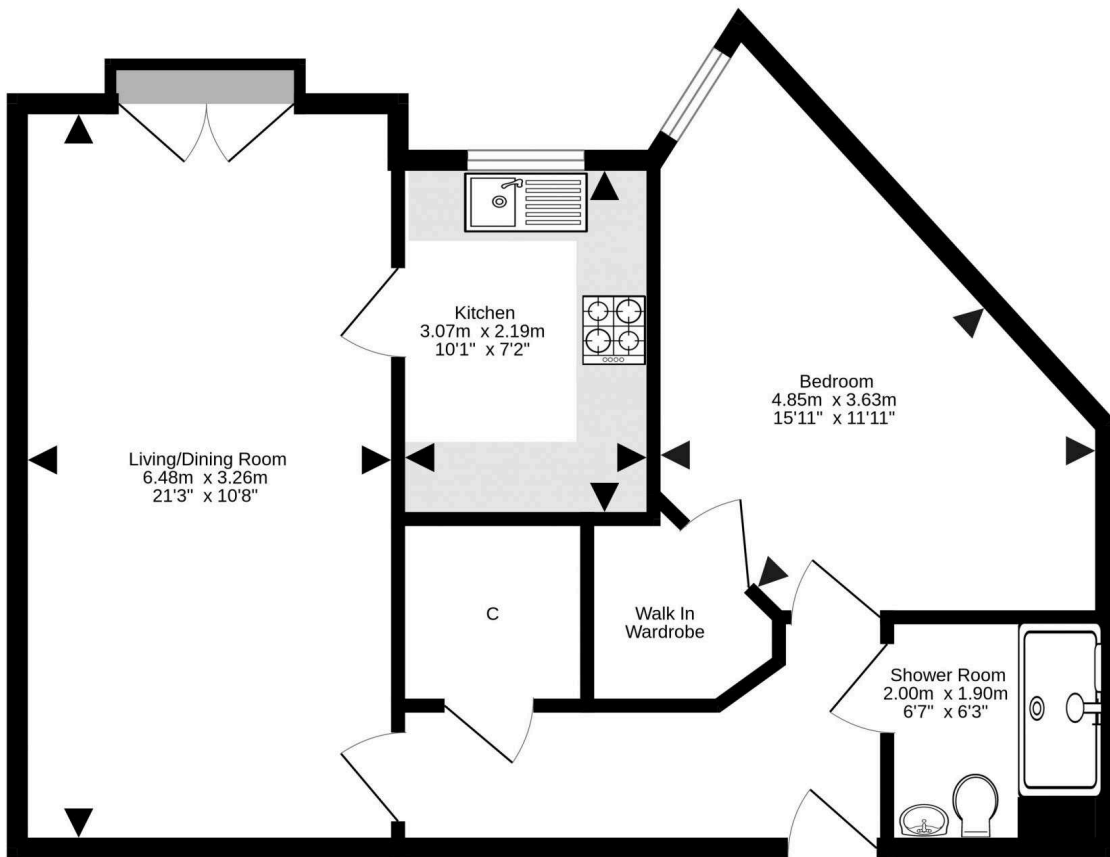
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Home Report Valuation

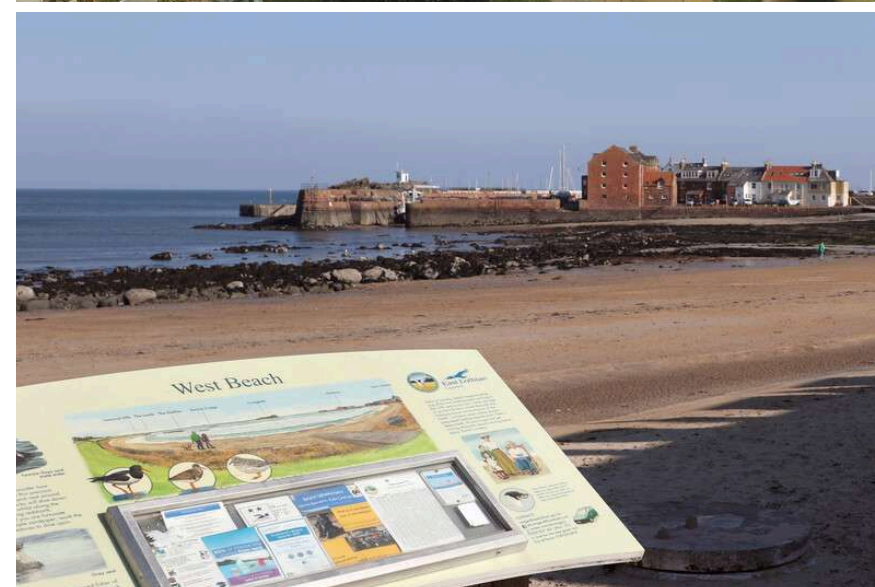
£220,000

EPC Rating

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For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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