



Beautifully presented

One-bedroom, first floor, retirement flat



This beautifully presented, one bedroom, first floor retirement flat has a fantastic location in the heart of North Berwick and a short walk from the High Street, with an array of shops and cafes and the train station and bus route are a few steps away. This flat is in move-in condition and benefits from fitted appliances, curtains, a blind, carpets, electric heating and double glazing. There is an attractive communal entrance, with secure entry system and a lift to all floors. The flat has a hallway, with good storage, a light-filled dining lounge, with a feature fireplace and views to the front of the development, a modern fitted kitchen, with appliances, a double bedroom, with a fitted wardrobe and a very nice wet room, with a shower, wash hand basin and vanity unit and wall mounted heater. There is emergency pull cords in each room.

The development also benefits from a lovely communal lounge, with kitchenette, laundry room, guest suite (for a small charge), part time house manager, communal grounds with well-kept borders and seating area, as well as residents parking

Key Features

Communal entrance, with lift

Hall

Dining lounge

Kitchen

Double bedroom

Shower room

Electric heating

Double glazing

Communal lounge, garden, guest suite, laundry, residents parking

Factored by Trinity factors - approx. £872 per 6 months, includes the maintenance of common areas and lift, house manager and buildings insurance



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 Dirlerton Castle 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, putting greens, a sports centre with swimming pool, a sailing club and tennis courts. The town welcomes the Fringe by the Sea every August 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, Primary and Secondary schools, Tesco and Aldi supermarkets, bus routes and a train station.



Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, 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

D

Home Report Valuation

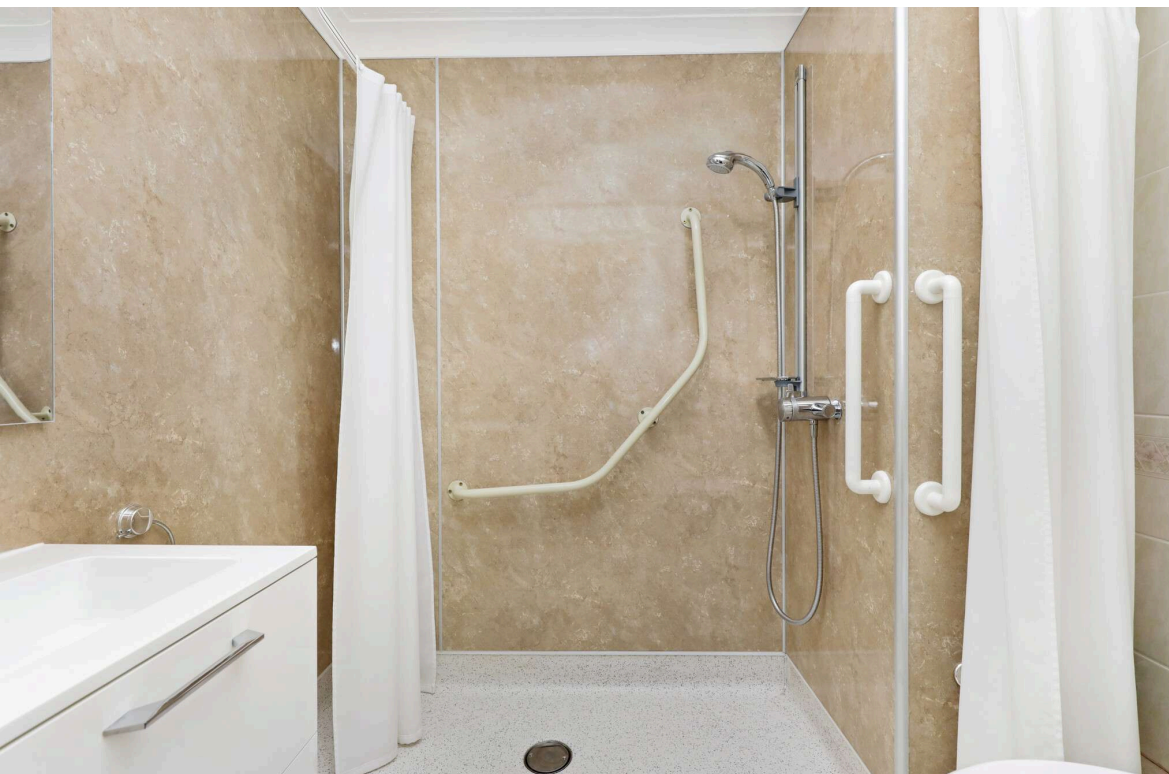
£185,000

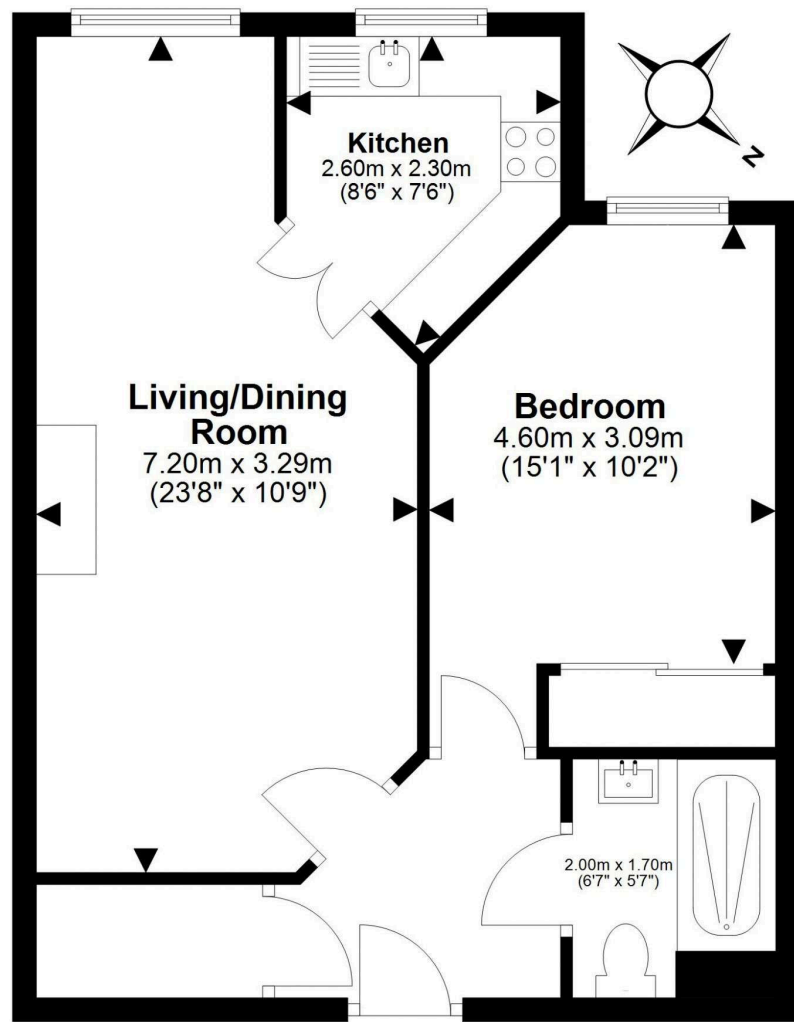
EPC Rating

B

Tenure

Freehold





Plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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