

COULTERS 



37 CRAIGLEITH VIEW, STATION ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4BF

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated in a sought after retirement development in the centre of North Berwick for people above 60 years with stunning sea views.

The development has a communal lounge area and a guest suite. Situated in a convenient location close to all local amenities with residents parking, secure entry phone system and lift.

The well presented accommodation, which is situated on the second (top) floor, is decorated in light neutral tones and benefits from a modern shower room and kitchen.

KEY FEATURES



Modern retirement flat with sea views & lift



Two double bedrooms



Well maintained communal gardens



Residents parking



Communal lounge and guest suite accommodation



Close to shops, restaurants and train station



The accommodation comprises - a welcoming hallway with walk in cupboard and access to a fully insulated and floored loft providing additional storage; sitting/ dining room with large windows maximising the stunning sea views; kitchen with an excellent selection of fitted units; two double bedrooms with fitted wardrobes; and a stylish shower room.

Attractive communal grounds provide various areas to sit.

The property benefits from a Fischer boiler and Fischer radiators throughout.



THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh, the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

EXTRAS

Integrated appliances, blinds and light fittings (excluding bedroom light fittings) are included in the sale price. Wardrobes available by separate negotiation. There are annual factor fees payable to Trinity Factors which are approximately £2499.

GET IN TOUCH



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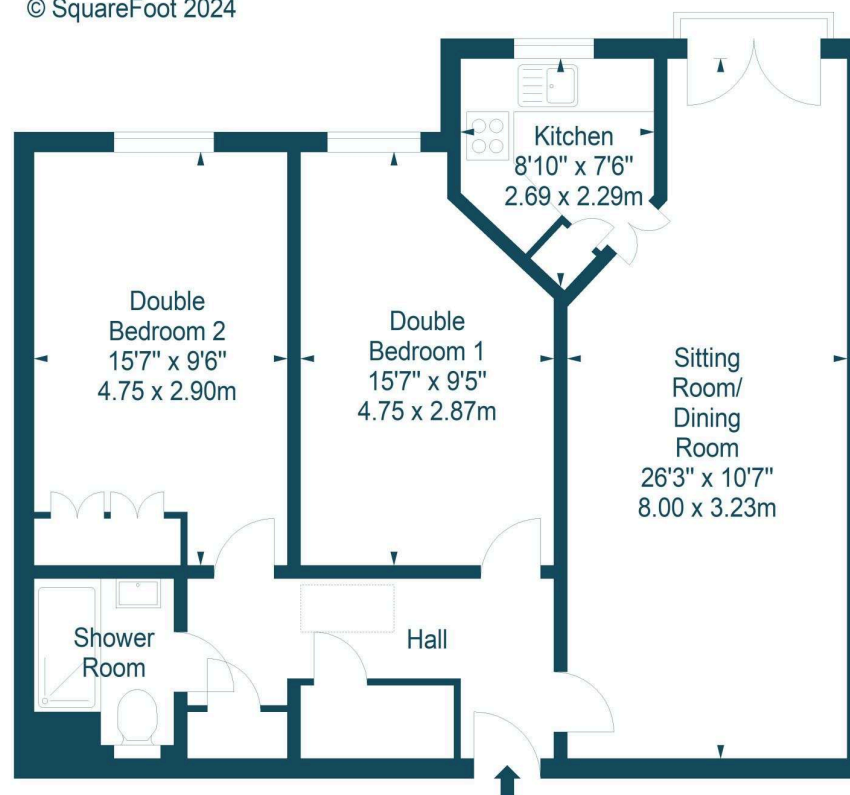


enquiries@coultersproperty.co.uk

**Craigleith View,
Station Road,
North Berwick,
East Lothian, EH39 4BF**



Approx. Gross Internal Area
745 Sq Ft - 69.21 Sq M
For identification only. Not to scale.
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Second Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.