



12 Sainthill Court

NORTH BERWICK, EH39 4RL

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Ideally located just a short stroll from North Berwick Train Station, the beautiful beach, and the vibrant High Street, this attractive two-bedroom ground-floor apartment forms part of a popular retirement development.

A shared entrance vestibule leads to the apartment's front door, opening into a welcoming carpeted hallway equipped with built-in storage. The spacious south-west-facing sitting room is filled with natural light and offers a comfortable, well-proportioned living space, enhanced by a neutral décor and carpeting. Adjoining the living room is a contemporary kitchen fitted with cream wall and floor units, wood-effect worktops, and appliances including a hob, oven, and extractor hood.

Both double bedrooms are generously sized and well presented, each benefiting from built-in wardrobes. The principal bedroom enjoys a desirable south-west-facing aspect, creating a bright and airy retreat.

Completing the accommodation is a shower room.

Externally, residents can enjoy beautifully maintained shared landscaped gardens, providing an attractive and peaceful setting. There is on-street parking.

Additional Information: Residents must be aged 60 and over. The development is factored by Lorimer Property Group. The monthly charge is £68.19 which covers maintenance of the common areas, repairs and buildings insurance.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, oven with hob, extractor hood, free-standing fridge freezer and washing machine will be included in the sale.





PROPERTY FEATURES

- ❑ Two-bedroom retirement property
- ❑ Bright and spacious south-west-facing sitting room
- ❑ Modern kitchen
- ❑ Two light and airy double bedrooms
- ❑ Well-appointed shower room
- ❑ Well-kept shared grounds
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £818.28

NORTH BERWICK

Consistently voted as the best place to live in Scotland and 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 cafès 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.

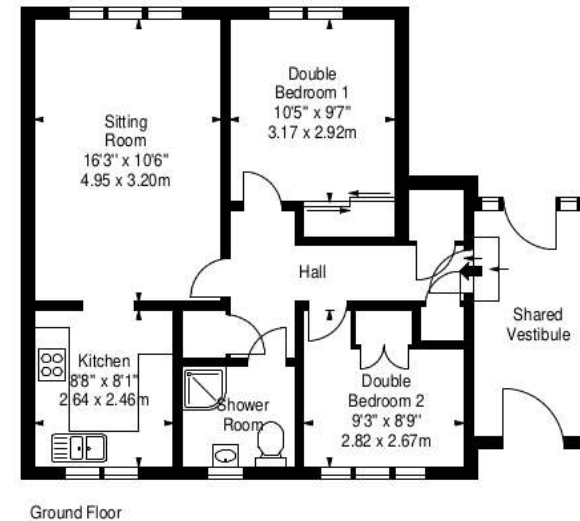
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Sainthill Court,
North Berwick,
East Lothian, EH39 4RL



Approx. Gross Internal Area
598 Sq Ft - 55.55 Sq M
For identification only. Not to scale.
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Let's Talk

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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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