

COULTERS[®]

2 PRIORY WYND

NORTH BERWICK, EAST LoTHIAN, EH39 4SB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a popular retirement development in the heart of the sought after coastal town of North Berwick, 2 Priory Wynd is an attractive and well proportioned two bedroom terraced house.

Peacefully positioned, the property is within easy walking distance of the beach, the town centre's excellent range of shops, cafés and amenities, as well as the railway station offering regular services to Edinburgh.

The house provides bright, modern accommodation, in good order throughout, and further benefits from a delightful south facing terrace, beautifully maintained communal gardens and private residents' parking.



KEY FEATURES



Modern terraced house in a retirement development for over 55's



Two double bedrooms, one with ensuite



Delightful south facing private terrace and communal garden grounds



Private residents' parking



Peacefully located close to local amenities and transport links



Bright, well proportioned accommodation

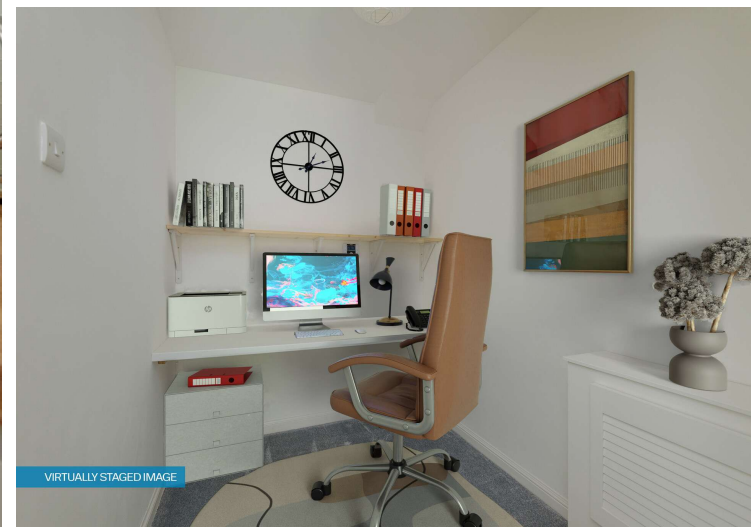


EPC Rating - C



Council Tax Band - D





The well presented accommodation comprises a welcoming entrance hall with ample space for a study area, a spacious sitting room with a glazed door opening directly onto the sunny terrace, a well-equipped kitchen fitted with a good range of units, a double bedroom with built in wardrobes, and a wet room. Upstairs, the principal double bedroom enjoys the privacy of an en-suite shower room.

The development is managed by Trinity Factoring and there is an annual management charge of approximately £550. Purchasers are required to be 55 years of age or over.





THE LOCAL AREA

North Berwick is a highly desirable coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, well regarded schooling, a beautiful beach and many bars and restaurants.

The bustling high street, which can be reached on foot in 15 minutes, has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel next door.

East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, gas hob, oven, microwave, fridge/freezer, dishwasher, washing machine and the tumble dryer are included in the sale price.

HOME REPORT VALUATION: £275,000

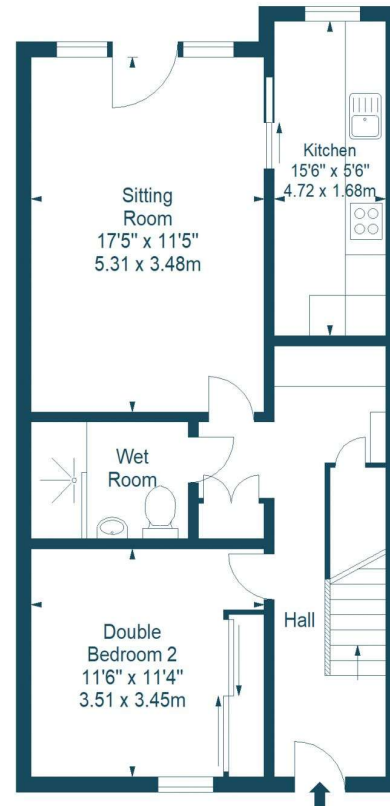




Priory Wynd,
North Berwick,
East Lothian, EH39 4SB



Approx. Gross Internal Area
839 Sq Ft - 77.94 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor

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0131 603 7333



enquiries@coultersproperty.co.uk

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.