



8 Tantallon Court

NORTH BERWICK, EH39 5QF

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Positioned on the ground floor of a desirable McCarthy and Stone retirement development in sought-after North Berwick, this turn-key one-bedroom apartment offers a wonderful lifestyle.

A carpeted hallway equipped with useful storage opens into a charming sitting and dining room. Spacious and light-filled with French doors opening to a private south-east-facing patio, it exudes an ambience of relaxed elegance. Plush carpeting and a warm colour palette further enhances its appeal. From here you move seamlessly into a stylish south-east-facing kitchen showcasing gloss white wall and floor units, smooth black worktops, and high-spec integrated BOSCH appliances including a hob, oven, and extractor hood. Bright and generously proportioned, the double bedroom is a comfortable retreat and enjoys access to a

luxurious en-suite shower room with a hidden cistern WC and washbasin built into vanity. The development benefits from a shared lounge, guest suite and a Careline alarm system along with landscaped grounds. A parking space can be obtained for £250 per annum.

Service charge approx. £2600 per annum 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.

FIXTURES & FITTINGS

All fitted floor coverings, blinds, and integrated kitchen appliances will be included in the sale. The light fixtures and curtains will not be included.



PROPERTY FEATURES

- One bedroom retirement apartment
- Spacious sitting and dining room opening to a south-east patio
- Modern kitchen
- One double bedroom
- Stylish shower room
- Landscaped grounds
- Residents' parking
- Shared Lounge
- Double glazing & electric heating
- EPC - B
- Council tax band - D
- Tenure - Freehold
- Annual Service Charge - £2600

NORTH BERWICK

Voted by The Sunday Times as the best place to live in 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 cafés 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.



PARIS STEELE

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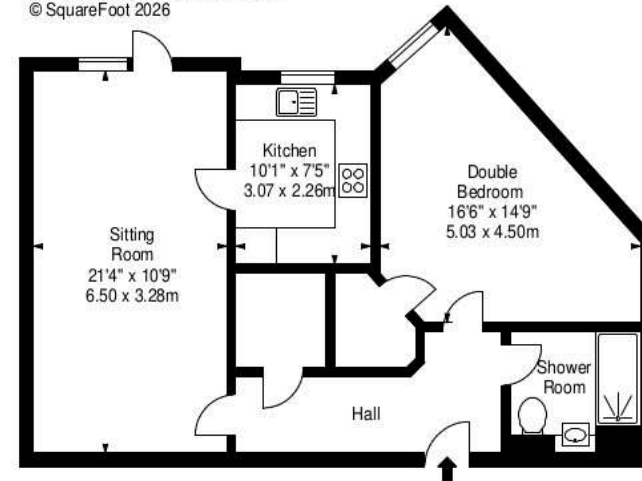
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Property
PARIS STEELE

Tantallon Court,
Heugh Road,
North Berwick,
East Lothian, EH39 5QF



Approx. Gross Internal Area
677 Sq Ft - 62.89 Sq M
For identification only. Not to scale.
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Ground Floor

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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