

COULTERS[©]

20 SAINTHILL COURT

NORTH BERWICK, EAST LoTHIAN, EH39 4RL

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

20 Sainthill Court is a wonderful 2 bedroom upper flat situated in a peaceful location in the highly desirable seaside town of North Berwick.

The retirement property has a private, maindoor entrance, a modern kitchen and shower room, well-maintained shared grounds and unrestricted parking.

KEY FEATURES



Bright and spacious maindoor retirement flat.



Two bedrooms and a contemporary shower room.



Sitting/dining room with views to North Berwick Law.



Electric heating and double glazing.



Well-maintained shared gardens with seating area.



Lovely, peaceful location a short walk to local amenities.



EPC Rating - D



Council Tax Band - C





The property lies a short walk to North Berwick train station and within easy reach of the beach and High Street where there is a good range of local shopping facilities.

The tastefully decorated accommodation comprises - ground floor entrance with storage cupboard; carpeted staircase leading to the first floor landing; sitting/dining room with views to North Berwick Law; modern fitted kitchen with integrated appliances and views over the communal gardens; double bedroom 1; bedroom 2; and shower room with large walk-in enclosure. The flat has electric heating and double glazing is fitted throughout.

Lovely shared garden grounds, which are maintained by the factor, surround the property and offer a lawn and seating area.





THE LOCAL AREA

North Berwick is a desirable coastal town in East Lothian. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street 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.

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 flooring, curtains, blinds and light fittings are included in the sale price as are the integrated kitchen appliances.

Residents must be aged 60 and over. The development is factored by Lorimer Property Group and the monthly charge is approximately £43 which covers maintenance of the common areas and buildings insurance.

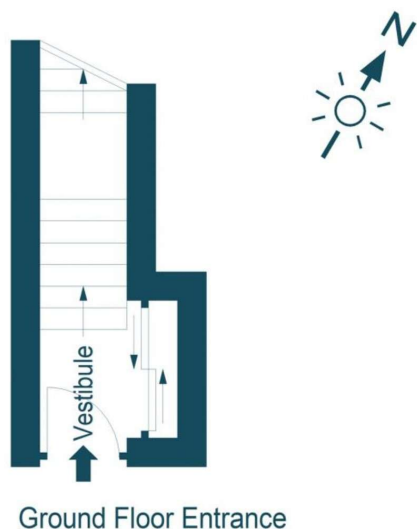
Unrestricted on-street parking is available in front of the property.



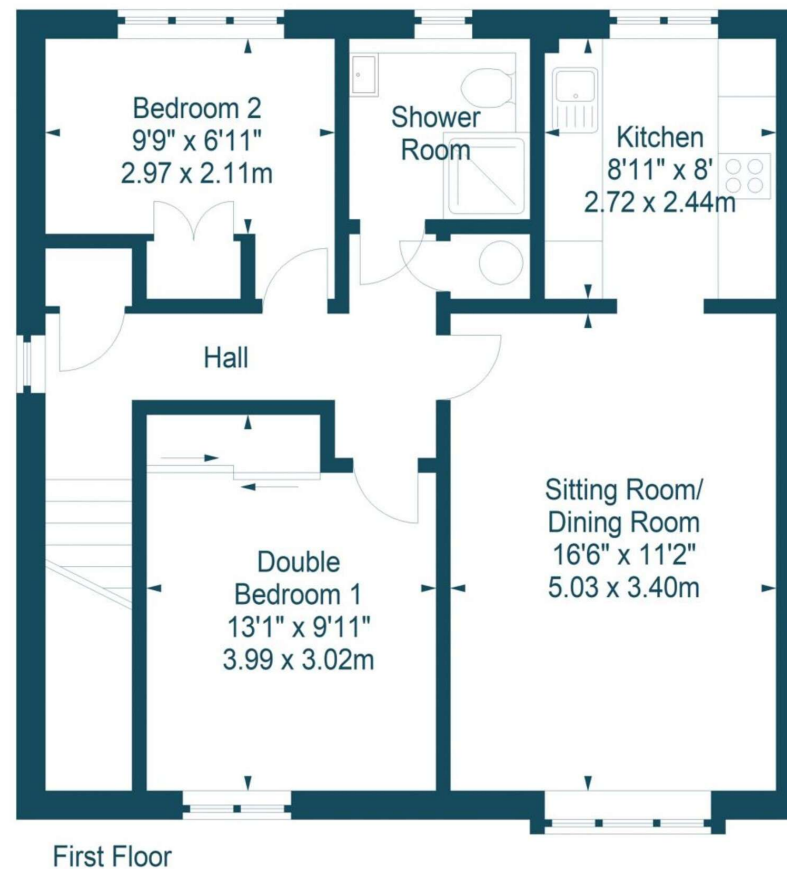
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Approx. Gross Internal Area
706 Sq Ft - 65.59 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor Entrance



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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.