Excellent

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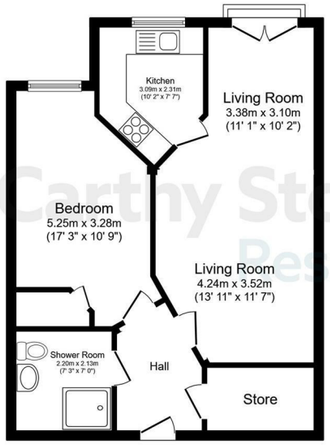
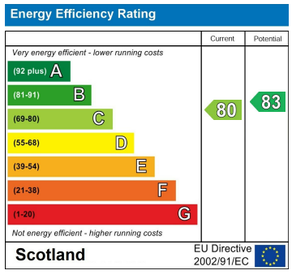
McCarthy & Stone
Resales.

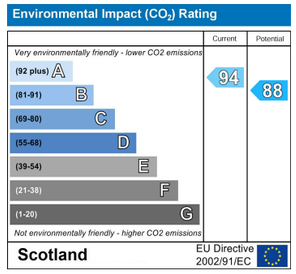


McCarthy Stone Resales

Total floor area 56.3 sq.m. (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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Registered in England and Wales No. 10716544

The Property Ombudsman

38 Tantallon Court

Heugh Road, North Berwick, EH39 5QF

1 | 1 | Council Tax: D

Looking for the perfect property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 38 Tantallon Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £220,000
Freehold

Key Features

- North Berwick, topped the regional list in the annual Sunday Times, Best Places to Live guide in 2025
- Second Floor one bed retirement apartment within Tantallon Court in the sought after coastal town of North Berwick
- Beautiful residents' lounge & Guest Suite
- Well maintained garden grounds with courtyard
- House Manager - Monday to Friday
- 24 Hr emergency care-line
- Walking distance to local amenities
- Private residents parking (Permit Scheme)
- Excellent bus service with bus stops close to the development
- Please contact Resales to arrange a viewing

0345 556 4104
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McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 Tantallon Court, North Berwick

1 | 1 | Offers over £220,000

Summary

Tantallon Court was purpose built by McCarthy Stone for retirement living and was completed mid 2017. The development consists of 41 one and two-bedroom retirement apartments for the over 60s. There is a House Manager on site during core hours and a 24-hour emergency call system provided via a personal pendant alarm and with call points in the entrance hall and shower rooms.

The development includes a beautifully presented residents' lounge and kitchen facility where you can enjoy the social aspect with weekly coffee mornings to catch up with your neighbours. The lounge is well used for various events, exercise classes and film nights , you can opt in or out as you wish. Tantallon Court has attractive communal gardens with seating areas and the grounds are well maintained. There is a guest suite for visitors who wish to stay (additional charges apply). A car parking permit scheme applies and the charge is currently £250 per annum, check with the House Manager for availability.

It is a condition of purchase that residents must meet the age requirements of 60 years. For a couple one person must meet the minimum requirement of 60 years.

Local Area

Tantallon Court is situated in North Berwick an affluent coastal town and former Royal Burgh in East Lothian, popular due to its two sandy bays, attractive mix of shopping and restaurants, and stunning views over the Firth of Forth. The town has a rich and extensive history, with many historical sites dotted around including Tantallon Castle, the 12th century harbour which is still in operation, and a host of listed buildings. North Berwick, named the best place to live in the UK in 2024 taking first place out of 72 locations in the Sunday Times annual report - 15/3/24

Residents at Tantallon Court can enjoy a wide range of leisure facilities including a bowling club, swimming pool, golf club and leisure centre, all within a couple miles of the development. For those that like to get out and explore, East Lothian has an abundance of stately homes and places of interest to visit, as well as some of the finest walks in Scotland. North Berwick is also home to Scotland's only seabird centre, allowing nature enthusiasts the opportunity to learn more about the local wildlife.

Our beautiful development is located on Heugh Road, with a nearby bus stop allowing frequent buses into the bustling town centre. North Berwick is extremely well connected to the wider area by public transport, with frequent buses and hourly trains into the centre of Edinburgh and surrounding towns and villages. Standard and Super Fast broadband available

38 Tantallon Court

Apartment 38 is located on the second floor and is close to the lift, with access to the communal facilities on offer including the Homeowners' lounge. The apartment comprises of the entrance hall, living room with Juliet balcony, kitchen, double bedroom and shower room.

Entrance Hall

Welcoming entrance hall with a generous walk-in storage cupboard with shelving, which houses the fuse board and electric condensing boiler. There are handy illuminated light switches, a smoke detector, apartment security door entry system and 24 hour emergency care-line system with pull cord system and pendants provided. Doors lead to the bedroom, living room and shower room.

Living Room

Spacious living room benefitting French doors with a Juliet balcony and pleasant outlook over to the North Berwick Rugby Football Club and recreation park with local walks to enjoy. Neutral carpets are fitted throughout the living room, entrance hall and bedroom. There are ceiling lights, raised electric power sockets, TV and phone points. A partial glazed door leads onto a separate kitchen.

Kitchen

Well appointed fully fitted kitchen with tiled floor and floor level heater. There is a stainless steel sink with mono block lever tap, built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and free standing microwave. Under pelmet lighting and Venetian blind.

Bedroom

Generous double bedroom, benefitting a walk-in wardrobe with hanging rails, shelving and storage above. There's ample sockets, TV and phone point, a wall mounted electric panel heater and fitted vertical blinds.

Shower Room

Fully tiled and fitted with suite comprising a walk-in shower with screen, WC, vanity unit with sink and illuminated mirror above. There is a wall mounted heated towel rail and Dimplex heater. Emergency pull cord for peace of mind.

Inclusions

Carpets, curtains and integrated appliances. Items of furniture are available under separate negotiation.

Additional Notes

- Fibre Broadband
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge

Service charge is £231.26 per month, for financial year end 31/08/2027

- 24-hour emergency call system
- Buildings insurance (excludes Home Contents Insurance)
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Repairs and maintenance to the interior and exterior communal areas
- Upkeep of gardens and grounds
- 1% Contingency fund including internal and external redecoration of communal areas

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Car Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.