



Attractive and in move-in condition

Two-bedroom, first floor retirement flat



This attractive, two-bedroom, first floor retirement flat has a fantastic location in the heart of North Berwick. Situated on the vibrant High Street which offers an excellent selection of independent shops, cafes and bus routes, all within walking distance. There is a secure communal entrance to the building and lift access to all floors. The flat is in move-in condition, and the accommodation consists of a hallway, with excellent storage, a lovely bright living room overlooking St Andrew Blackadder Church. The kitchen has a good range of fitted units, appliances and a breakfast bar also enjoying the views to the Church. There is a double bedroom, a single bedroom and a smart wet room with a shower and glass screen, wet walling, a mirrored cabinet and a heated towel rail. To the rear of the building there is a small seating area to enjoy nice weather and a residents car park. There is also a private parking space in a shared garage, excellent for storage or parking a car. The building is factored by Charles White Ltd. Residents must be 60 years and over.

Key Features

Communal entrance with entry phone

Lift

Hallway with good storage

Living room

Kitchen

Two bedrooms

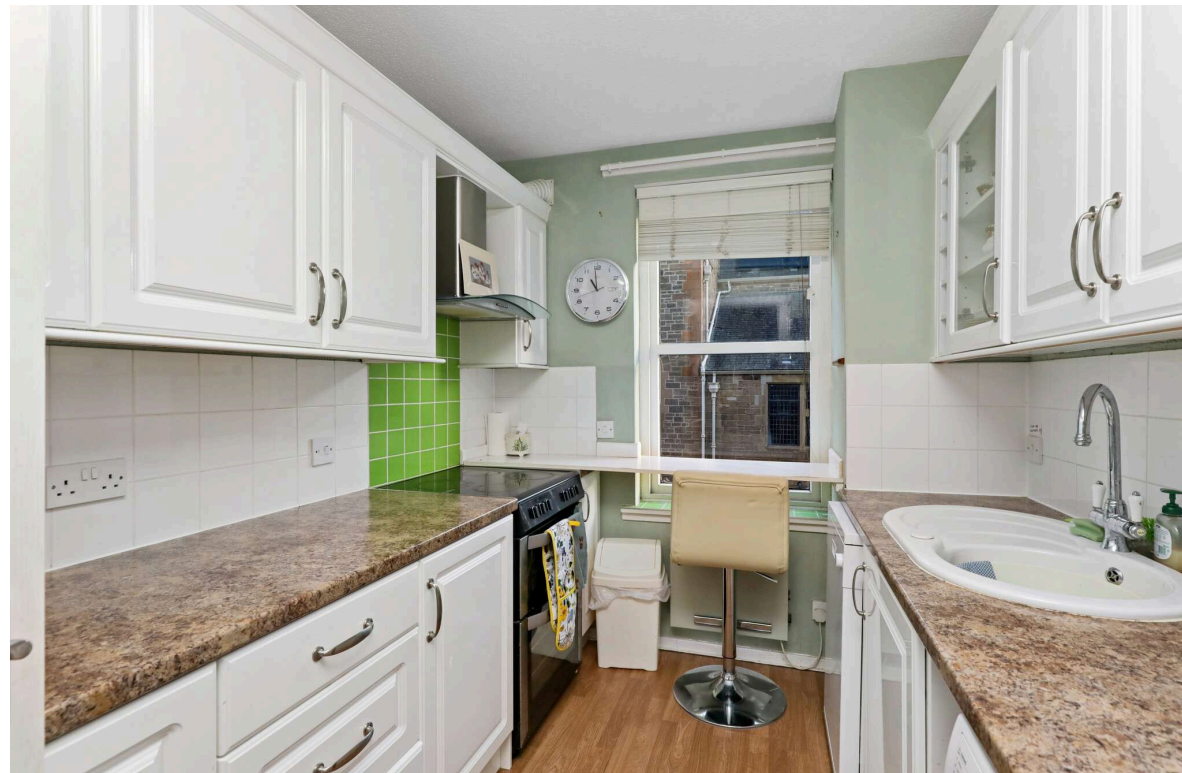
Shower/wet room

Double glazing and electric heating

Residents' car park and seating area

Private parking space in shared garage

The development is factored by Charles White Ltd with a monthly charge of approximately £150. This charge covers building insurance, cleaning and maintenance of the building, common areas and lift. All residents' must be 60 years or over.



North Berwick

North Berwick is a beautiful town on the East Lothian coastline boasting stunning beaches, a choice of golf courses and a vibrant town centre with an eclectic range of shops, cafes and restaurants. The town has fantastic attractions including the Seabird Centre, The Law hill with its whale jawbone (now a replica) at the top and home to wild Exmoor ponies, Tantallon Castle and Dirleton Castle and of course the iconic Bass Rock, home to the world's largest northern Gannet colony. The town also offers activities such as a Bridge Club, putting greens, a sports centre with swimming pool, a sailing club and tennis courts. The town welcomes the Fringe by the Sea every August which is extremely well supported by local residents and tourists. There are good local amenities in the town with a doctor's surgery, library, Community Centre, Tesco and Aldi supermarkets, bus routes and a train station.



Extras

All fitted floor coverings, curtains, blinds, light fittings, cooker, dishwasher, washing machine and fridge freezer are included in the sale (no warranties given). Some furniture available if required.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

D

Home Report Valuation

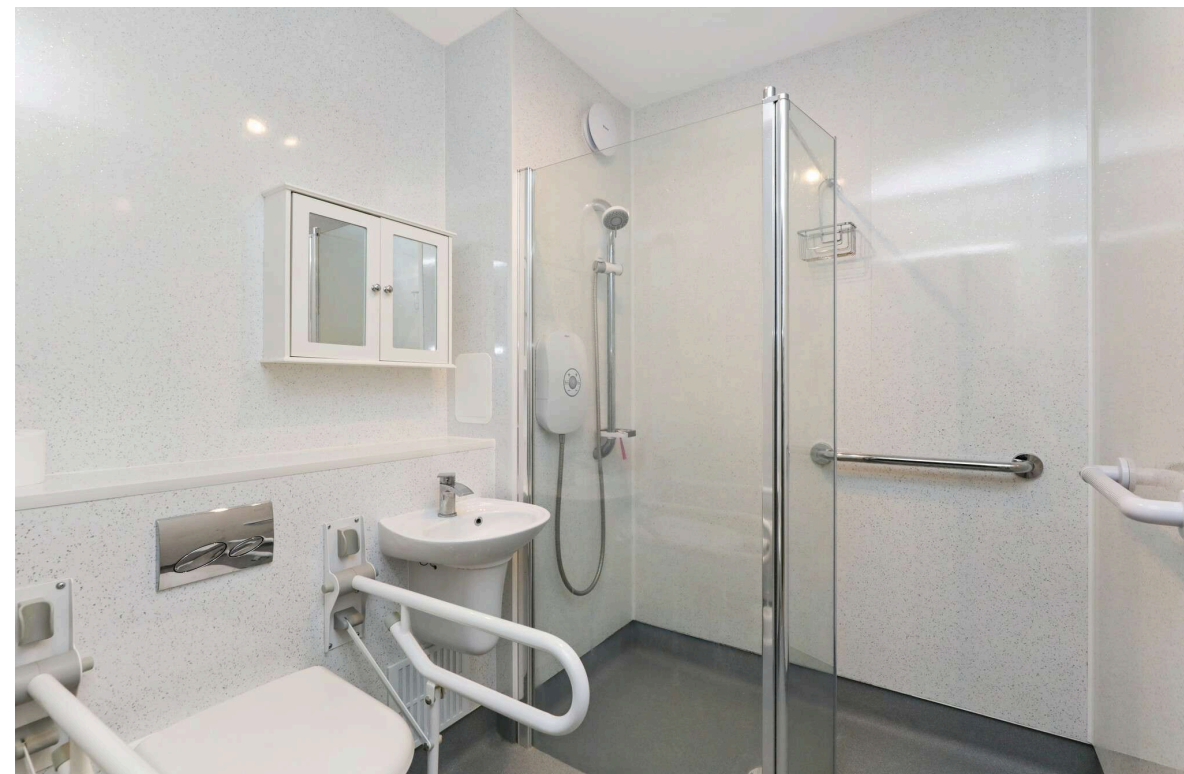
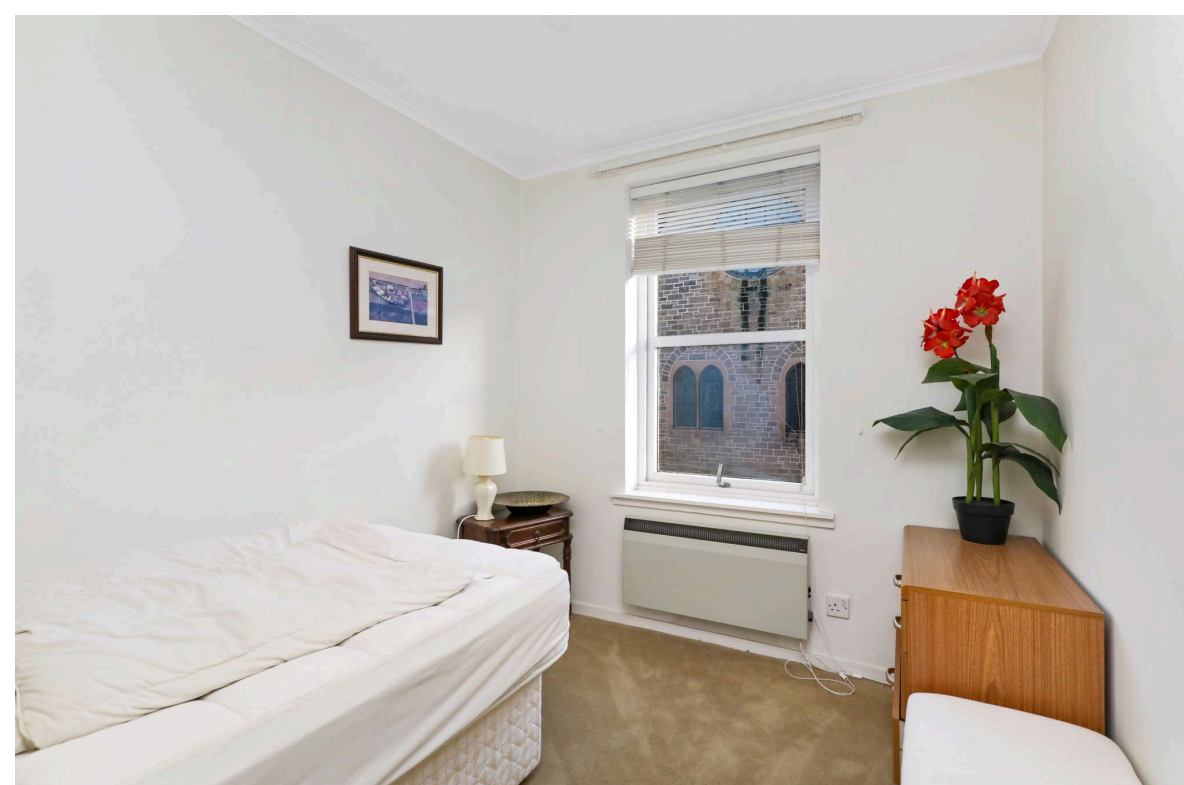
£195,000

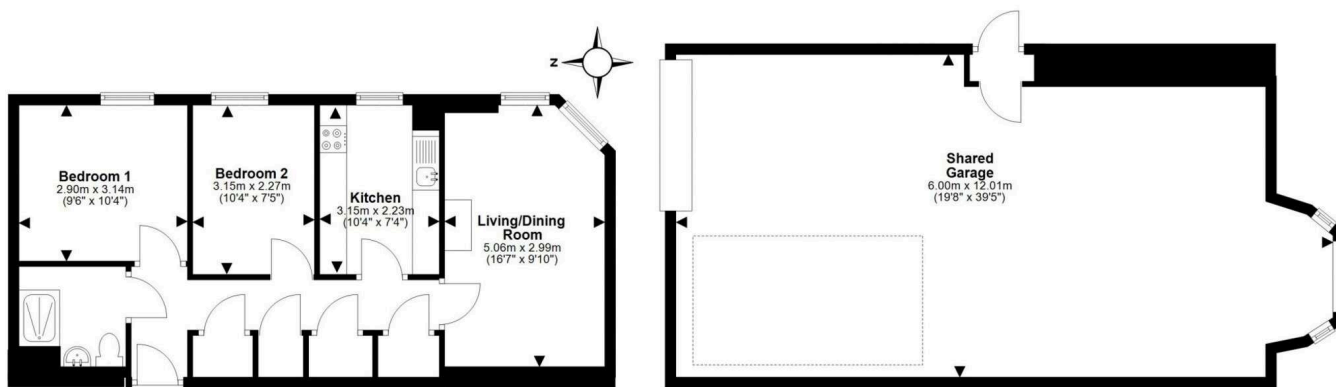
EPC Rating

C

Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.



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89 Main Street, Davidsons Mains, Edinburgh, EH4 5AD ♦ DX 657 Edinburgh ♦ t: 0131 312 7276 ♦ f: 0131 312 6029
e: property@elpamsolicitors.co.uk ♦ w: www.elpamsolicitors.co.uk

Also at: 98 Ferry Road, Leith, Edinburgh, EH6 4PG ♦ DX 550874 Leith ♦ t: 0131 554 8649 ♦ f: 0131 554 8648



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