



18 Sainthill Court

NORTH BERWICK, EAST LoTHIAN, EH39 4RL

Property
PARIS STEELE

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"A well-maintained bungalow with south facing aspect in a popular retirement complex with easy access to North Berwick's amenities."



PROPERTY DESCRIPTION

Located just a short walk from North Berwick train station and conveniently close to the beach and the bustling high street, this is a spacious, bright, and well-presented two-bedroom terraced bungalow in a popular retirement development. From the shared landscaped grounds with a private seating area the front door, nestled in a covered porch, opens into a carpeted hallway equipped with useful storage. Moving further into the property, the south-facing living room is flooded with natural light. Adorned with carpeting and a calm colour palette it is a warm and inviting space in which to relax. Conveniently adjoining is the modern and good-sized kitchen. Gloss white handleless wall and floor units sit alongside a grey splashback and worktops, whilst integrated appliances include an eye-level oven and electric hob. The two

comfortable carpeted double bedrooms to the rear both benefit from built-in storage and share access to a well-appointed bathroom complete with a chrome towel radiator, washbasin built into vanity, WC, and bath with a wall-mounted shower. Externally there are landscaped shared grounds to the front and the rear providing a tranquil setting, complemented by on-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fittings, integrated kitchen appliances, fridge freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- ✧ Two-bedroom retirement property
- ✧ South-facing living room
- ✧ Modern kitchen
- ✧ Well-appointed bathroom
- ✧ Two comfortable double bedrooms
- ✧ Well-kept shared grounds
- ✧ Double glazing
- ✧ Electric heating
- ✧ On-street parking
- ✧ EPC - D
- ✧ Council tax band - D

NORTH BERWICK

Recently 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 newly renovated 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.

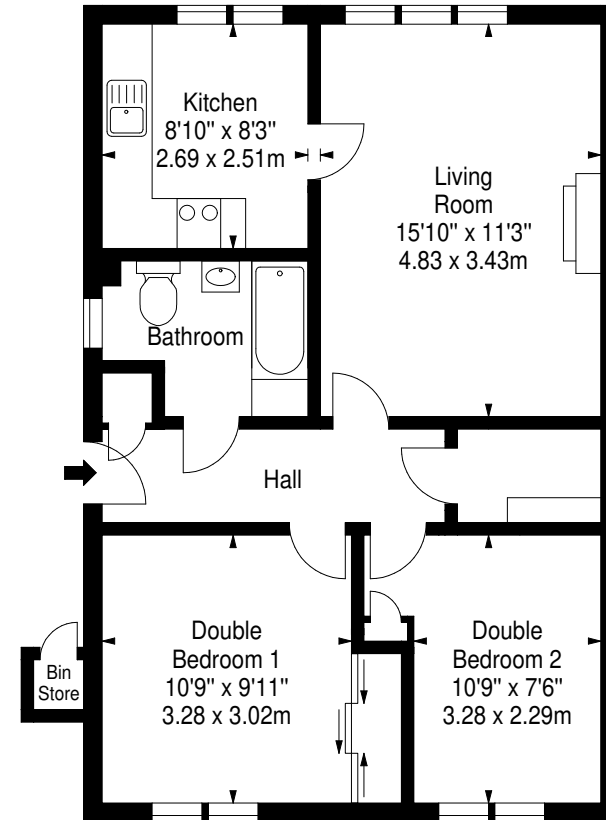
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Sainthill Court,
North Berwick,
East Lothian, EH39 4RL**



Approx. Gross Internal Area
631 Sq Ft - 58.62 Sq M
(Including Bin Store)
For identification only. Not to scale.
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Ground Floor

PARIS STEELE

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Let's talk

01620 497 497

property@parissteele.com

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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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.