

SIMPSON & MARWICK



36 Craigleith View, Station Road, North Berwick, East Lothian, EH39 4BF



EPC: D (65)
Council Tax - D

A bright retirement apartment with beautiful sea views in the heart of North Berwick.



- Bright top floor one-bedroom retirement apartment (for the over 60s)
- Beautiful sea views towards Craigleith Island
- Secure door entry system & lift access
- Welcoming hallway with two built-in storage cupboards
- Spacious sitting room with bay window & dining area
- Well-equipped fitted kitchen with integrated appliances
- Generous double bedroom with fitted wardrobes
- Bathroom with shower over bath
- Residents' lounge
- Laundry room & guest suite for visiting family & friends
- Beautifully maintained communal gardens with seating areas
- Residents' parking
- Excellent central location close to the beach, High Street & local amenities

Set within a sought-after retirement development for the over 60s, 36 Craigleith View is a bright and well-presented top floor one-bedroom apartment enjoying beautiful views towards the sea and Craigleith Island. Ideally situated within easy walking distance of North Berwick's High Street, beach, and local amenities, this welcoming home offers the perfect blend of independent living, peace of mind, and a wonderful coastal lifestyle.

The development benefits from secure door entry and lift access, leading to the apartment's welcoming hallway, which features two useful built-in storage cupboards. The bright sitting room enjoys a lovely bay window framing the beautiful sea views towards Craigleith Island, with ample space for both relaxing and dining. Just off the sitting room, the well-equipped kitchen is fitted with a good range of units, integrated appliances, and generous worktop space, making it both practical and functional.

The double bedroom is generously proportioned and benefits from fitted wardrobes, while the bathroom, complete with a shower over the bath, finishes the internal accommodation.

Residents at Craigleith View enjoy an excellent range of communal facilities, including a welcoming residents' lounge with kitchenette, a laundry room, a guest suite available for visiting family and friends (for a small charge), a part-time house manager, beautifully maintained communal gardens with colourful borders and seating areas,

With beautiful sea views, excellent communal facilities, and an enviable location just moments from North Berwick's seafront and town centre, 36 Craigleith View offers a fantastic opportunity to enjoy independent retirement living in one of East Lothian's most desirable coastal towns.

Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a busy high street, with a wide range of local shops 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. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. 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.

Fixtures and Fittings

All fitted floor coverings, blinds, curtains, light fittings, freestanding fridge/freezer, washing machine, integrated oven, hob and cooker hood, are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

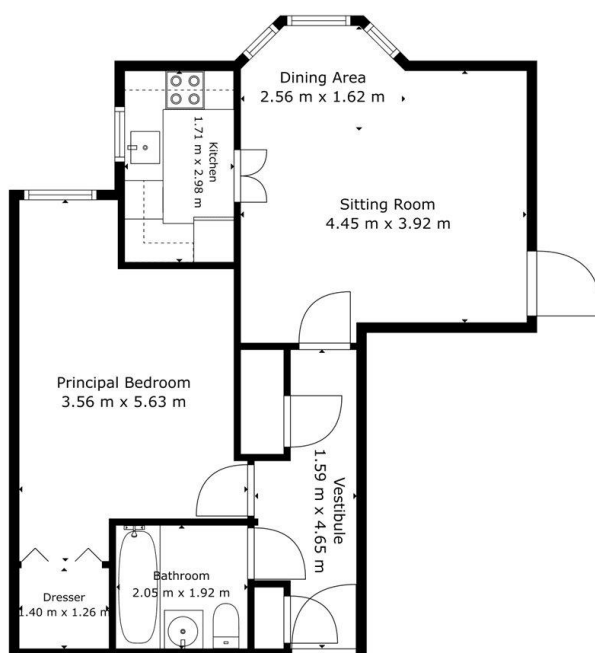


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Approx. Gross Internal Area:
602.779 Sq Ft (56 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

88 High Street
North Berwick, East Lothian, EH39 4HE

T: 01620892000
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		