



8 Priory Wynd,
North Berwick EH39 4SB



A well proportioned ground floor retirement flat which benefits from direct access to the communal gardens

2 Bed 1 Bath 1 Reception

A well-proportioned ground floor flat situated within a peaceful retirement development which benefits from residents parking, located in the sought after seaside town of North Berwick. The property enjoys a leafy outlook and boasts direct access to the landscaped communal gardens. In brief the accommodation comprises; hall with excellent storage, sitting room with feature fireplace and door providing direct access to the gardens, fitted kitchen enjoying a leafy outlook, principal double bedroom with built in storage, second bedroom, and shower room. The factors for the development are Trinity Factors and the annual cost is approximately £1300 including buildings insurance.

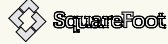
Please note that no warranty will be given for the systems and appliances – they are sold as seen

Features

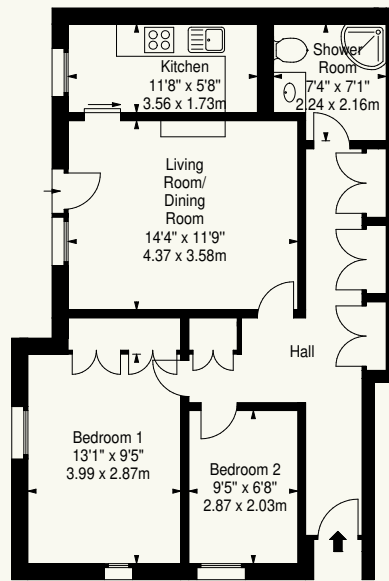
- Hall with excellent storage
- Sitting room with door to gardens
- Fitted kitchen
- Two bedrooms
- Shower room
- Double glazing
- Residents parking
- Communal gardens
- EPC Rating C

Offers Over £210,000

Priory Wynd,
North Berwick,
East Lothian, EH39 4SB



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



North Berwick lies approximately 24 miles east of Edinburgh with an excellent commuter train service and easy access to the A1. There are two beaches, a charming harbour and fine links golf courses. The area is favoured by those who may work in Edinburgh but appreciate the tranquillity of living in a well settled community on the East Lothian coast. The local schools, which are of high academic reputation, bustling High Street, sports centre with swimming pool and the Scottish Seabird Centre, make North Berwick one of East Lothian's most popular residential areas to live.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.