



Retirement Flat (60+)

Lounge

Bedroom

Breakfasting Kitchen

Shower Room

Electric Heating

Off Street Parking

Lift

Shared Garden

Warden/24 hour emergency service

Offers over £145,000

A delightful top floor flat within the Tigh Mhor retirement development. Overlooking the High Street and St Andrew Blackadder Church, the flat is in an excellent location in the heart of North Berwick and just 200m from the beach.





Location

Some 24 miles east of Edinburgh with an excellent commuter train service, North Berwick, with its two wide beaches, harbour and fine links golf courses, 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 bustling High Street, sports centre with swimming pool, Tesco and Co-op supermarkets and the Scottish Seabird Centre, make North Berwick a popular residential area. The town has both a highly regarded secondary school and primary education facilities, again within walking distance.

General Information

A Home Report is available for this property. It can be downloaded from escpc.com or requested from Forsyth Solicitors.

The Home Report value is £150,000.

The flat is approximately 44m² and was built in 1987. The property is rated as Council Tax band C and EPC band D. The property has mains water, electricity and phone. There are electric heaters in each room. All windows are double glazed. The property is factored by Residential Management Group Limited and the charge is £151/month which covers the window cleaning, lift, maintenance of the building and internal stair and common areas, warden services and buildings insurance. Please note that purchasers must be 60 years of age or over.

Viewing

Viewing is by appointment with Forsyth Solicitors. Office Hours 01620 532662 or weekend/evening 07757 970 850.



HALL

With doors leading into the lounge, kitchen, bedroom and the bathroom. Two large cupboards.

LOUNGE

Lovely bright room with bay window with views over the High Street and the church.

KITCHEN

Fitted kitchen of wall and base units. Stainless steel sink with mixer tap. Electric hob and integrated oven and microwave. Space for a table and chairs. Window with view of the High Street and the church. Washing machine, fridge freezer.

SHOWER ROOM

Wash hand basin, wc and shower unit with electric shower.

BEDROOM

Double bedroom with window with views of church. Fitted wardrobe.

OUTSIDE

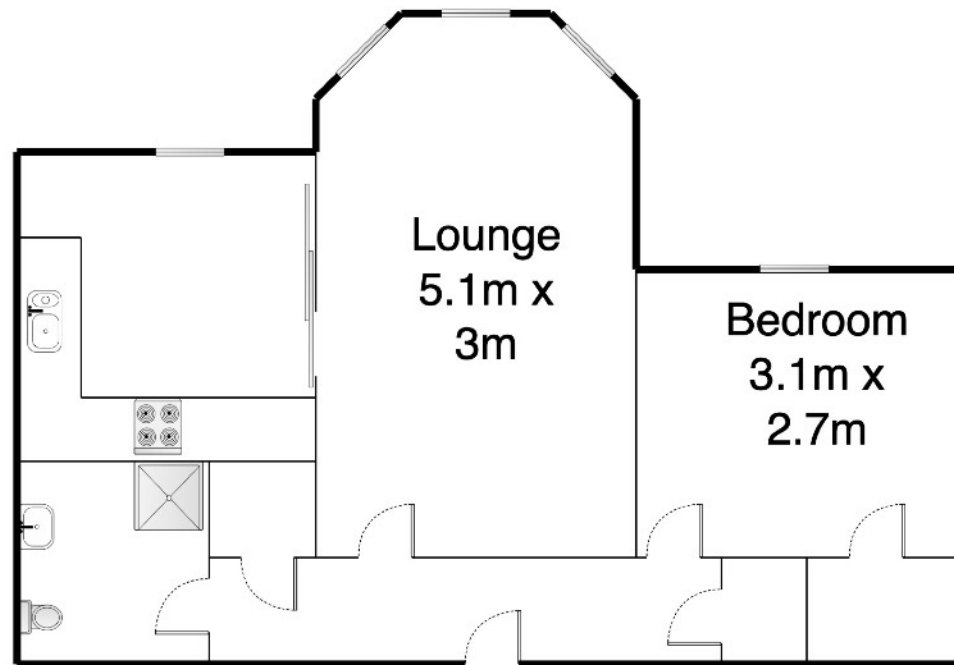
To the rear is a residents car park and a sunny and sheltered seating area.





Kitchen
2.8m x
2.9m

**Shower
Room**
1.8m x
1.9m



Lounge
5.1m x
3m

Bedroom
3.1m x
2.7m

Floorplan is indicative only. Not to scale.



Fixed Price Estate Agency £1000 + VAT

Includes Photography, Video Tour, For Sale Board, 7 day a week service

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