



# 11 Marmion Court

NORTH BERWICK, EAST LoTHIAN, EH39 4PB

Property  
**PARIS STEELE**

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*Light-filled second-floor apartment characterised by generous proportions and a stylish interior*



## PROPERTY DESCRIPTION

Situated in North Berwick, recently voted the best place to live in the UK by The Sunday Times, and minutes from the train station, high street, and beach, this light-filled second-floor apartment is characterised by generous proportions and a stylish interior. Welcomed by an inviting carpeted hallway you are led to an impressive dining sitting room spanning the width of the property. Triple-aspect, it is flooded with natural light and boasts a tasteful décor including carpeting, a statement accent wall, and a living flame fireplace nestled under an oak mantle. Its footprint allows for endless possibilities when it comes to furniture configurations and layout. Returning to the hallway, the breakfasting kitchen is another fantastic living and reception area. Featuring farmhouse-style base units finished in a soft cream hue complemented by oak-effect worktops it is both charming and practical. Integrated appliances include a grill, oven, hob, and extractor hood, whilst two built-in cupboards provide further storage. Across the hallway

are two bright south-facing double bedrooms. Adorned with carpeting, a warm colour palette, and built-in storage they offer a comfortable retreat. Each shares access to a contemporary walk-in shower room featuring a chrome towel radiator, hidden cistern wall-hung WC, and washbasin built into a wall-hung vanity. Externally the property enjoys shared landscaped grounds and parking. There is also a single car garage on site for the property.

## FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings and integrated appliances will be included in the sale (washing machine not included).



## PROPERTY FEATURES

- ❑ Two-bedroom second floor apartment
- ❑ Triple aspect sitting dining room
- ❑ Farmhouse-style breakfasting kitchen
- ❑ Contemporary shower room
- ❑ Two south-facing double bedrooms
- ❑ Shared landscaped grounds and parking
- ❑ Single car garage on site
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC – E
- ❑ Council tax band - E

## 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.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Marmion Court,  
North Berwick,  
East Lothian, EH39 4PB**



Approx. Gross Internal Area  
1046 Sq Ft - 97.17 Sq M  
Garage & Store  
Approx. Gross Internal Area  
165 Sq Ft - 15.33 Sq M  
For identification only. Not to scale.  
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**PARIS STEELE**

Thinking of selling your existing property?

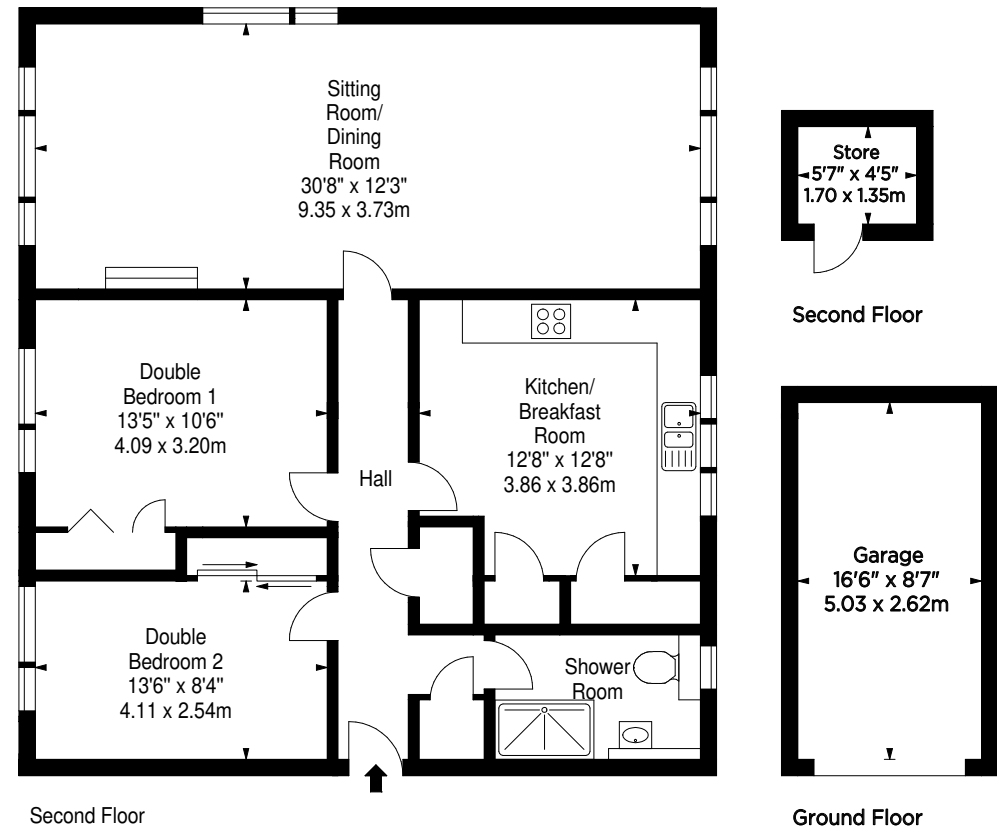
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Please Note:

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](http://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](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG. 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.
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