

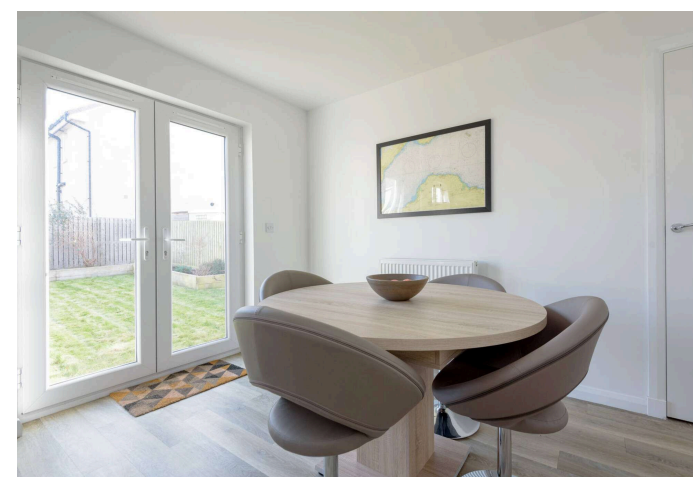
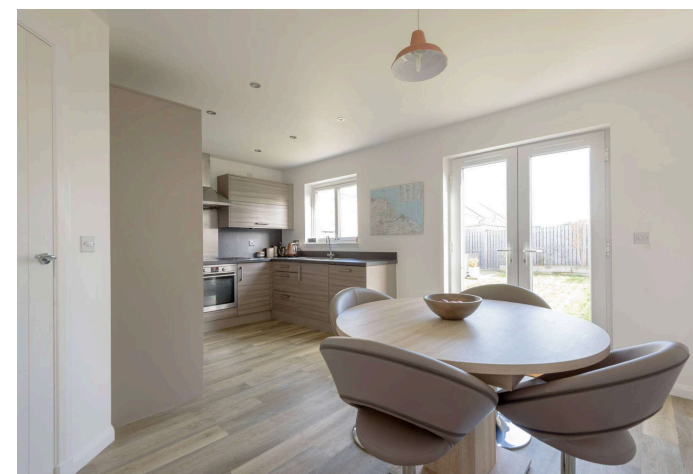
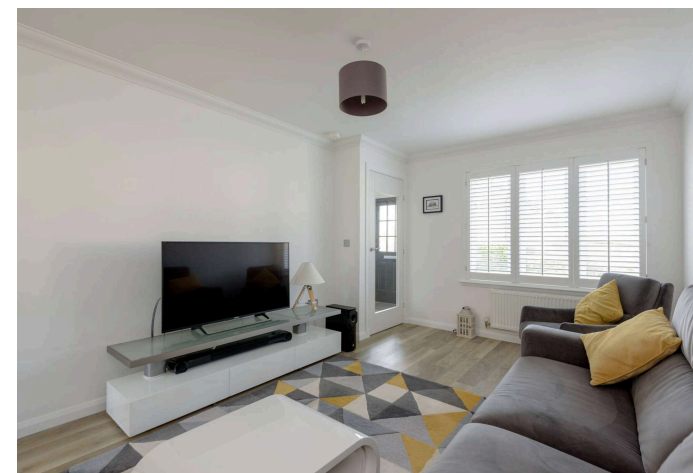


25 Douglas Marches

NORTH BERWICK, EH39 5LZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Situated in a popular North Berwick residential development, this three-bedroom detached new-build home is presented in turn-key condition and offers a wonderful lifestyle for growing or established families.

From the entrance vestibule, a fully-glazed door opens into a bright front-facing sitting room enjoying a generous footprint, a crisp neutral décor, and wood-inspired flooring. A seamless flow then takes you into the spacious dining kitchen boasting French doors to the east-facing rear garden. Contemporary in design, the U-shaped kitchen features under-base-lit wood-effect wall and floor units, slate grey worktops, and high-spec integrated appliances including a hob, oven, and extractor hood. There is access to an adjacent guest WC whilst a utility ensures that the kitchen remains streamlined.

Ascending to the first floor the east-facing principal double bedroom with its bespoke built-in wardrobes and en-suite shower room is an inviting and serene retreat. Two additional double bedrooms each with built-in wardrobes share access to

a family bathroom.

Outside, the enclosed rear garden is thoughtfully designed for relaxation and entertaining. Featuring a lush lawn, raised timber beds, and paved areas, it is a perfect outdoor escape. The property has a driveway and integral garage.

Additional information: There are annual factor fees for the care of the communal grounds payable to Ross and Liddell which are approximately £70 per annum.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, custom shutters, integrated kitchen appliances - oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom detached villa
- ❑ West-facing sitting room
- ❑ East-facing dining kitchen leading to rear garden
- ❑ Three double bedrooms (one with en-suite)
- ❑ Family bathroom and guest WC
- ❑ Utility room
- ❑ Enclosed east-facing rear garden
- ❑ Driveway and integral garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ Tenure - Freehold
- ❑ Annual Service Charge - £70 approx.

NORTH BERWICK

Consistently voted one of the best places 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 caf  s 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.

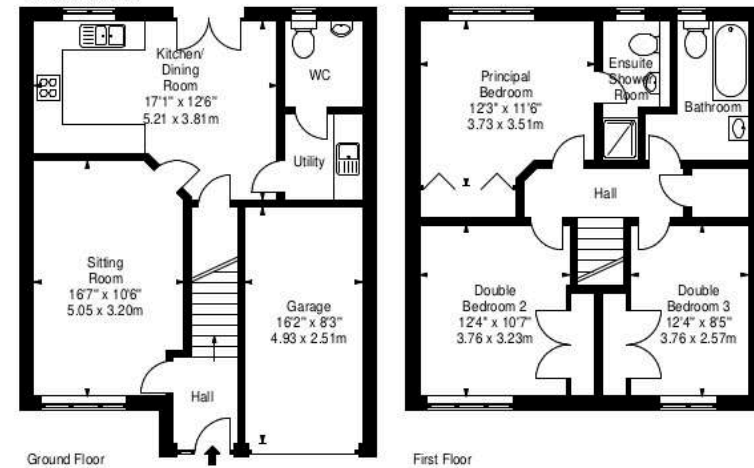
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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



Douglas Marches,
North Berwick,
East Lothian, EH39 5LZ



Approx. Gross Internal Area
1104 Sq Ft - 102.56 Sq M
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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.

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