



VIRTUALLY STAGED IMAGE

10 Westgate Court
NORTH BERWICK, EH39 4DB

Property
PARIS STEELE

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VIRTUALLY STAGED IMAGE

PROPERTY DESCRIPTION

Occupying a prime location only minutes from North Berwick's picturesque West Bay Beach, bustling high street, and renowned golf club, this pristine three-bedroom apartment spanning two floors promises buyers a wonderful coastal lifestyle or lucrative investment. On the second floor, an inviting hallway leads to three light and airy double bedrooms each with wood-inspired flooring and neutral wall finishes. The south-west-facing principal benefits from built-in wardrobes and a well-appointed monochrome en-suite shower room, whilst the others share access to a stylish family bathroom. Moving to the third floor, a spectacular open-plan sitting and dining room enjoys generous proportions, an abundance of natural light, and fantastic rooftop sea views across to Craighleith Island. Featuring a timeless interior design, it is a magnificent place in which to entertain and relax. Also on this floor is a sleek modern kitchen boasting gloss white handleless wall and floor units,

complementary worktops, and integrated appliances including a hob and oven.

The property benefits from underground parking.

Additional information: The property is factored by Trinity Factors, approx. £100 per month, which covers block buildings insurance and maintenance of common areas

FIXTURES AND FITTINGS

All blinds, integrated kitchen appliances (oven, fridge freezer, dishwasher) and freestanding washing machine will be included in the sale.





PROPERTY FEATURES

- Central North Berwick apartment
- Open-plan sitting room/dining room
- Sleek modern kitchen
- Three double bedrooms
- En-suite shower room
- Family bathroom
- Underground parking
- Double glazing
- Electric heating
- EPC - D
- Council tax band - E
- Tenure - Freehold
- Service Charge - £100 per month

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 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Belhaven Hill School in easy reach.

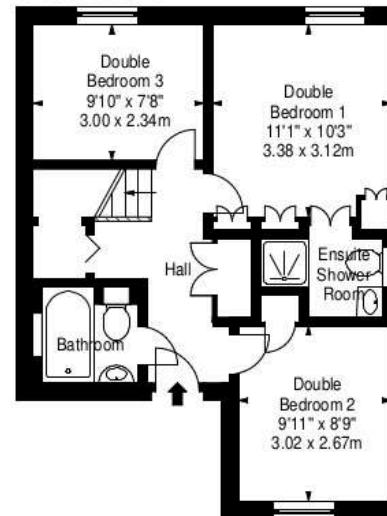
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



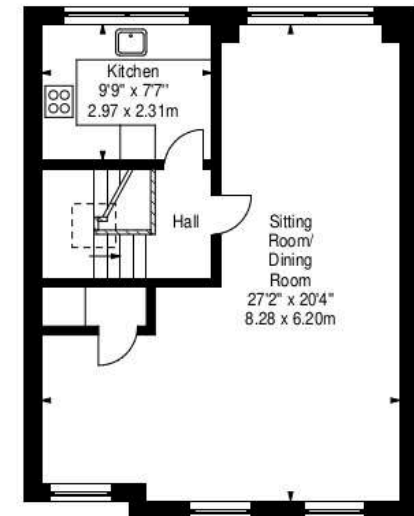
Westgate Court,
North Berwick,
East Lothian, EH39 4DB



Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
For identification only. Not to scale.
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Second Floor



Third Floor

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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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