



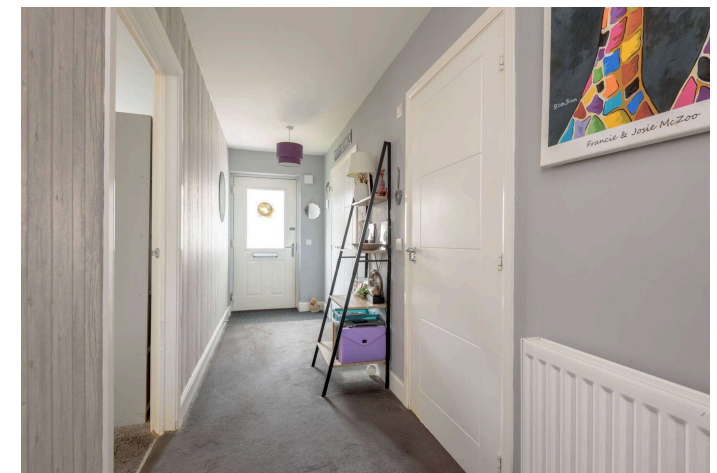
# 32 Phillimore Square

NORTH BERWICK, EH39 5FP

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Lying in a sought-after North Berwick residential development, this well-presented, bright, and spacious two-bedroom ground-floor villa will appeal to a variety of buyers. From the carpeted hallway you enter an impressive open-plan sitting room/kitchen perfect for day-to-day living. Boasting a tasteful décor, the dual-aspect carpeted sitting room exudes a warm and welcoming ambience, an ideal spot to unwind. The adjoining modern kitchen is thoughtfully designed with white wall and floor units, smooth worktops in a natural hue, and integrated appliances including a gas hob, oven, and extractor hood. Light and airy, the two comfortable double bedrooms each with built-in wardrobes offer a peaceful south-facing retreat overlooking the rear garden. They share access to a stylish contemporary bathroom complete with a WC, washbasin, and bath with a wall-mounted shower.

Externally, there is a neat gated shared front garden whilst at the rear the expansive south-facing shared lawn provides a delightful place to relax and entertain. There is ample on-street parking.

Additional information: The communal grounds factor is Hacking and Paterson Management Services, at a cost of £42 per month.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated oven, gas hob, extractor hood, fridge-freezer and washing machine will all be included in the sale.





## PROPERTY FEATURES

- ❑ Two-bedroom ground floor flat
- ❑ Open-plan sitting room/kitchen
- ❑ Two south-facing double bedrooms
- ❑ Family bathroom
- ❑ Neat gated shared front garden
- ❑ Shared south-facing rear garden
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Ample residents' parking
- ❑ EPC - B
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Annual Factor Charge - £504

## 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.

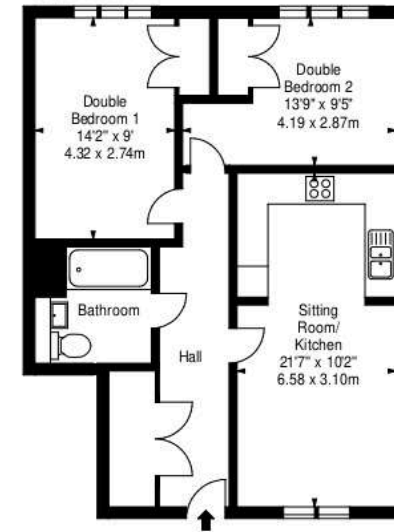
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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



Phillimore Square,  
North Berwick,  
East Lothian, EH39 5FP



Approx. Gross Internal Area  
688 Sq Ft - 63.92 Sq M  
For identification only, Not to scale.  
© SquareFoot 2025



Ground Floor

## PARIS STEELE

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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](http://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](mailto: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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