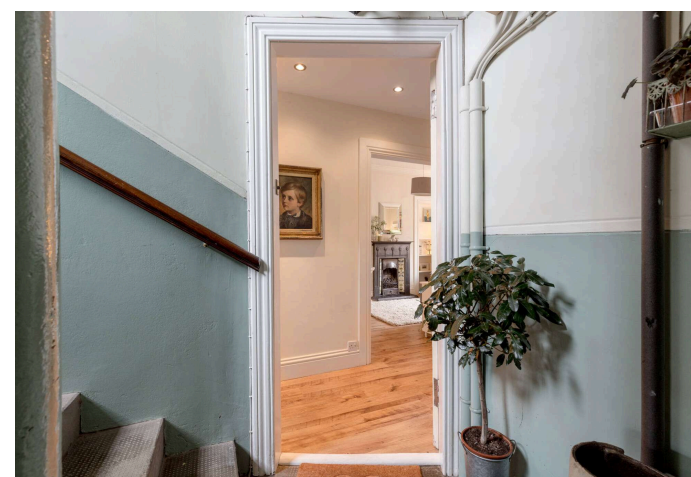




4C Market Place
NORTH BERWICK, EH39 4JG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Just a stones throw away from the beach and bustling High Street, this beautifully presented one-bedroom traditional apartment offers an exceptional opportunity to acquire a home in North Berwick, voted Scotland's best place to live.

Positioned on the first floor, the front door opens into an elegantly styled hallway, showcasing handsome wooden flooring and a crisp, neutral décor. This leads through to a warm and welcoming east-facing living room. Continuing the refined aesthetic of the hallway, it also boasts a striking original cast-iron fireplace featuring a tiled insert and a built-in press. The sleek, modern kitchen adjacent showcases white wall and floor units, complemented by wood-effect worktops and a metro-tiled splashback. High-spec integrated appliances include an extractor hood, gas hob, and oven, integrated dishwasher, washing machine and under-counter fridge with freezer compartment, whilst a utility provides additional storage.

West-facing, the light-filled and spacious double bedroom offers a serene retreat, ideal for relaxation. Completing the

home is a contemporary shower room, finished to a high standard with a hidden-cistern WC and a washbasin, all set against large, natural-hued porcelain tiles.

Externally, residents enjoy access to a small but tranquil shared garden, featuring a neat lawn, paved seating area, and mature planting. Free residents' permit parking is available on adjoining Forth Street.

Additional Information: Communal area and roof repairs are split between the 6 properties as and when applicable.

FIXTURES & FITTINGS

All light fixtures, blinds, integrated oven, gas hob, extractor hood, dishwasher, washing machine and under-counter fridge with freezer compartment will be included in the sale.



PROPERTY FEATURES

- ❑ One-bedroom first floor apartment by the coast
- ❑ Light-filled east-facing living room
- ❑ Stylish and modern kitchen
- ❑ Bright west-facing double bedroom
- ❑ Sleek shower room
- ❑ Single glazing
- ❑ Gas central heating
- ❑ On-street parking, free permit parking on Forth Street
- ❑ EPC - D
- ❑ Council tax band - C

NORTH BERWICK

Consistently voted one of the best places to live in Scotland and 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.

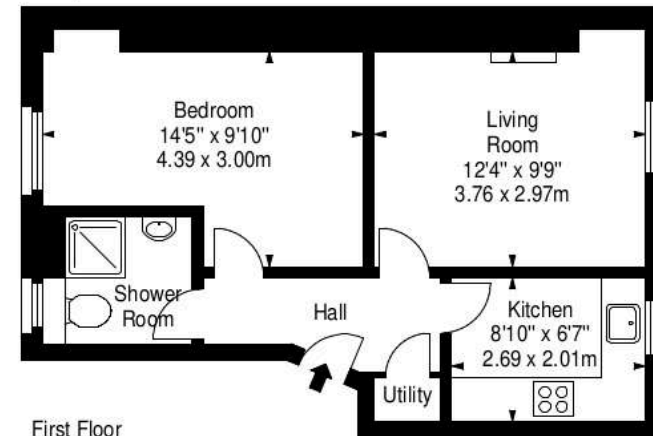
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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



Market Place,
North Berwick,
East Lothian, EH39 4JG



Approx. Gross Internal Area
413 Sq Ft - 38.37 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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