

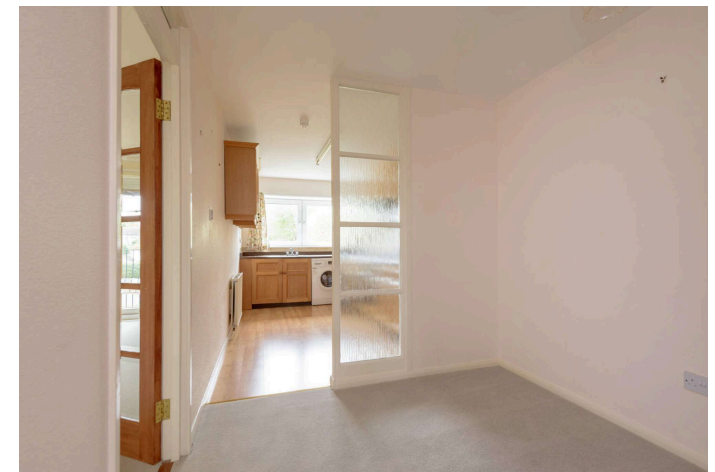


5 Lamb Court

NORTH BERWICK, EH39 4BH

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Peacefully set back from North Berwick's Dirleton Avenue, this three-bedroom apartment, set within shared grounds and benefitting from residents' parking, offers a superb opportunity for those seeking a comfortable coastal home or an appealing investment.

Located on the second floor, a welcoming entrance hallway guides you into a versatile dining area that flows effortlessly into the stylish modern kitchen. Generously proportioned, the kitchen features wood-effect wall and base units, smooth worktops, and a tiled splashback. Integrated appliances include an oven, hob, and extractor hood, making this a practical and attractive space. The bright and spacious sitting room is a true highlight. With a tasteful décor and patio doors opening onto a south-east-facing balcony, it enjoys views across the landscaped grounds and Dirleton Avenue, perfect for relaxing.

Returning to the hallway, the principal double bedroom is a peaceful retreat, enhanced by plush carpeting, built-in wardrobes, and an abundance of natural light. Two further double bedrooms offer flexible accommodation for family, guests, or working from home, and all share access to a sleek bathroom featuring a WC, chrome towel radiator, washbasin, and a bath with a wall-mounted shower. Additional information: Resident's Association - Lamb Court Stair Fund - £124 per quarter. Contact agent for details on what is covered.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- ❑ Three-bedroom second-floor flat
- ❑ Light-filled sitting room with south-east facing balcony
- ❑ Dining room
- ❑ Modern kitchen
- ❑ Three comfortable double bedrooms
- ❑ Family bathroom
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Well-kept landscaped grounds
- ❑ Residents' parking
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Residents' Association Charge - £124 per quarter

NORTH BERWICK

Consistently voted as the best place 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.

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

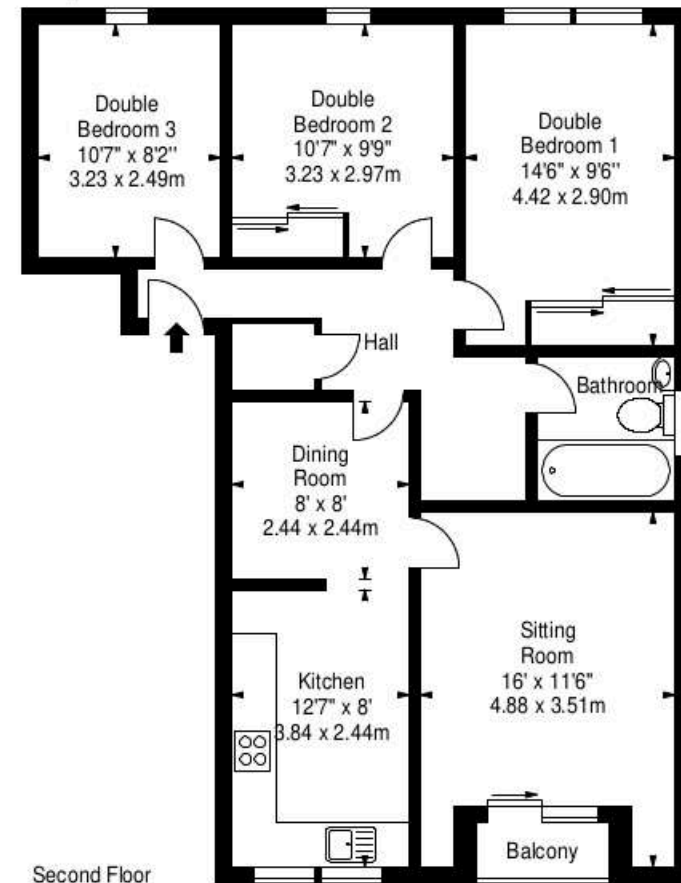
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Lamb Court,
Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BH



Approx. Gross Internal Area
842 Sq Ft - 78.22 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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