



4 Lamb Court

NORTH BERWICK, EH39 4BH

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enviably situated within walking distance of North Berwick High Street, train station, and beach, and on the direct bus route for Edinburgh, this well-presented two-bedroom apartment lying in shared grounds presents an excellent opportunity.

An inviting first-floor hallway equipped with built-in storage ushers you through a versatile dining room into a light-filled sitting room boasting a south-east-facing private balcony. Tastefully decorated with plush carpeting, neutral wall finishes, and a living flame fireplace, this light and airy space is perfect for day-to-day living and relaxing. Returning through the dining room and a well-appointed bright kitchen features shaker style wall and floor cabinetry, complementary worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood. Returning to the hallway,

each of the two spacious double bedrooms is adorned with carpeting and built-in mirrored wardrobes. Completing the layout is a modern shower room featuring a WC and washbasin.

Externally residents benefit from a large well maintained communal garden, and private residents' parking. Additional Information: Residents' Association - Lamb Court Stair Fund - £125 per quarter. Contact agent for details on what is covered.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob and extractor fan, and the washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom first floor flat
- ❑ Light filled sitting room with south-east facing balcony
- ❑ Dining room
- ❑ Kitchen
- ❑ Two double bedrooms
- ❑ Shower room
- ❑ Residents' parking
- ❑ Well-kept landscaped grounds
- ❑ Gas central heating
- ❑ Double glazing
- ❑ EPC - C
- ❑ Council tax band - E
- ❑ Tenure - Freehold
- ❑ Residents' Association - £125 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 cafès 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.



PARIS STEELE

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Let's Talk

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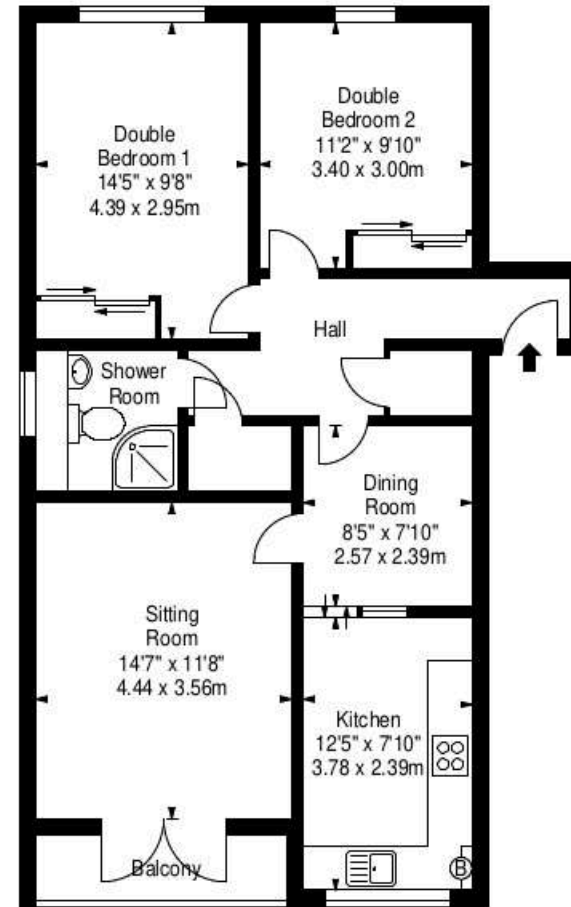
property@parissteele.com

PARIS STEELE Property

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



Approx. Gross Internal Area
768 Sq Ft - 71.35 Sq M
For identification only. Not to scale.
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First Floor

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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