



10 Clare Court

NORTH BERWICK, EH39 4BZ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in a peaceful courtyard and just a short walk from North Berwick's train station, high street, and beach, this well-presented three-bedroom mid-terrace home offers a fantastic opportunity. Set behind a neat south-east-facing front garden, the property welcomes you into a tastefully decorated vestibule and hallway. To the right, the warm and inviting sitting and dining room spans the full length of the home. Finished in a serene colour palette with carpeting, this beautifully light-filled space enjoys direct access to the rear garden via sliding patio doors.

At the rear of the property, the modern kitchen overlooking the garden features shaker-style wall and floor units, quartz-effect worktops, and a vibrant green tiled splashback. Appliances include a desirable range cooker and extractor hood. A guest WC completes the ground floor.

Upstairs, a carpeted staircase leads to three bright and airy double bedrooms, each offering flexibility to suit individual needs. The spacious principal bedroom enjoys a sea-view, peaceful rear garden outlook and benefits from built-in wardrobes. All bedrooms share access to a contemporary shower room, equipped with a WC and a washbasin set within a sleek vanity unit. Externally, the low-maintenance rear garden provides a tranquil outdoor escape, while a detached garage offers the convenience of off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds & curtains, range cooker, extractor hood, washing machine, dishwasher and integrated fridge-freezer will be included in the sale. If required the stairlift may be left in-situ free of charge, otherwise it will be removed.





PROPERTY FEATURES

- ❑ Three-bedroom mid-terrace home
- ❑ Dual-aspect sitting & dining room with garden access
- ❑ Modern kitchen
- ❑ Three double bedrooms
- ❑ Shower room and guest WC
- ❑ Front and rear gardens
- ❑ Detached garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - E
- ❑ Tenure - Freehold

NORTH BERWICK

Voted by The Sunday Times as the best place 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 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.

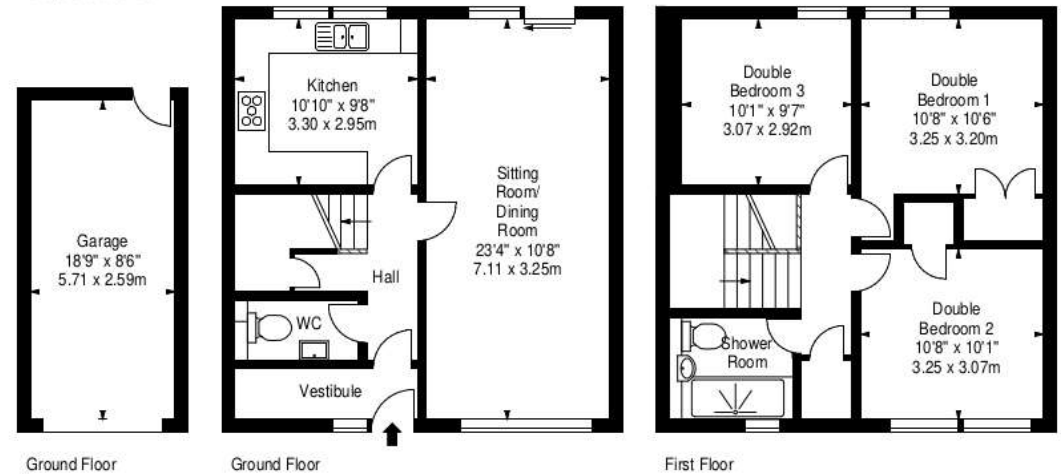
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Clare Court,
North Berwick,
East Lothian, EH39 4BZ**



Approx. Gross Internal Area
1026 Sq Ft - 95.32 Sq M
Garage
Approx. Gross Internal Area
159 Sq Ft - 14.77 Sq M
For identification only. Not to scale.
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property@parissteele.com

PARIS STEELE Property

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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