



GARDEN STIRLING BURNET

**40 IBRIS PLACE, NORTH BERWICK**  
EAST LOTHIAN EH39 4DF



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Enjoying an elevated position within a well-maintained modern development in highly desirable North Berwick, this spacious three-bedroom second-floor apartment captures outstanding open views towards the coastline and the iconic Bass Rock. Just moments from the beach, town centre amenities, and rail links providing a swift commute to Edinburgh, the property offers an exceptional lifestyle by the sea. The interiors are well-presented throughout, with a neutral backdrop and generous proportions, appealing to professionals, downsizers, or those seeking a second home or investment opportunity. Further benefits include access to beautifully maintained communal gardens, an underground parking garage, lift access, and a highly sought-after coastal setting.

The accommodation opens into a welcoming hall with useful storage, leading through to an impressive living and dining room. This expansive, light-filled space is enhanced by a striking curved bow window formation, creating a snug reading nook, and perfectly framing the far-reaching coastal views in an inviting setting for both relaxation and entertaining. The adjacent kitchen is well-appointed with ample cabinets, workspace, and integrated appliances, offering a practical yet sociable layout, ideal for everyday living and informal dining.

## FEATURES

- Three-bedroom second-floor apartment in sought-after North Berwick
- Stunning coastal views towards the sea
- Modern development close to beach and town centre
- Secure shared stairwell and lift access
- Spacious living/dining room with impressive bow window
- Well-appointed kitchen with integrated appliances
- Principal bedroom with en-suite shower room and private balcony
- Two further bedrooms with built-in storage
- Modern bathroom with shower and bath
- Gas central heating and double glazing
- Well-maintained communal gardens
- Private garage with allocated residents' parking





The principal bedroom is particularly generous, featuring built-in storage, an en-suite shower room, and direct access to a private south-facing balcony—ideal for enjoying the open views across the town. Two further bedrooms provide flexible accommodation, each with storage and comfortable proportions, served by a family bathroom with both a bath and a separate shower. The property is fitted with gas central heating and double glazing throughout, ensuring year-round comfort and efficiency.

Externally, the development is surrounded by neatly landscaped communal grounds, offering a peaceful green setting with extensive lawns, sociable seating areas and mature planting. A parking garage under the building provides a secure allocated parking space.

Extras: All fitted floor and window coverings, light fittings and appliances are included. Integrated appliances include oven and gas hob, fridge/freezer, dish washer and washing machine.

Factor: Hacking and Paterson manage the factor at an approximate monthly cost of £126.







#### North Berwick, East Lothian

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's premier coastal resorts and has been voted in recent polls as the best place to live in the country and the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast, there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school and both are only a short walk away from the property. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

