



1 Westgate Court

NORTH BERWICK, EH39 4DB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in turn-key condition and occupying a prime location just minutes from North Berwick's picturesque West Bay Beach, vibrant High Street, and renowned golf club, this two-bedroom apartment offers an exceptional opportunity as a stylish coastal home or investment.

The welcoming first-floor hallway leads to a modern dining kitchen featuring crisp white wall and base units, contrasting black worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood, making it a sleek and practical space for cooking, day-to-day living, or entertaining.

From here, you move into a bright and spacious living room. Bathed in natural light from triple windows which offer captivating westerly sea views of the Firth of Forth and West Links Golf Course, this beautifully presented space features plush carpeting, a calming coastal blue palette, and a wall-mounted living flame fireplace.

Both double bedrooms are generously proportioned and thoughtfully decorated to create restful retreats. The west-facing principal benefits from a contemporary ensuite with a bath and wall-mounted shower, hidden-cistern WC, countertop washbasin, and chrome towel radiator. A well-appointed shower room completes the internal layout.



Externally, the property boasts access to a shared terrace offering delightful sea views across the golf course towards the Firth of Forth, an ideal spot for relaxing outdoors.

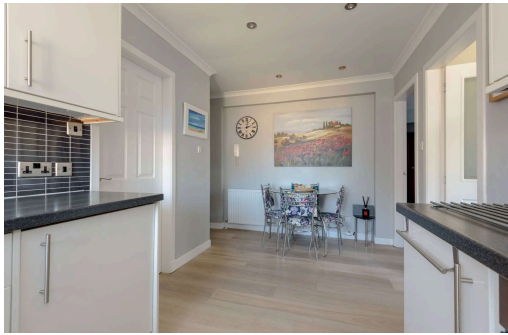
An allocated parking space in the secure covered car park adds further convenience to this desirable coastal residence.

Additional information: The property is factored by Trinity Factors, Edinburgh. Approximately £65 per month.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated oven, hob, extractor hood and fridge will be included in the sale. The free-standing washing machine and chest freezer will also be included. Furniture may be available by negotiation.



PROPERTY FEATURES

- Two-bedroom apartment
- Bright sitting room
- Modern dining kitchen
- Two double bedrooms
- En-suite bathroom
- Shower room
- Shared terrace
- Allocated parking
- Double glazing
- Gas central heating
- Conservation area
- EPC - C
- Council tax band - D
- Factor Fee - Approx. £65 per month

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 cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

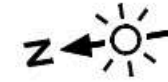
Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club 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.

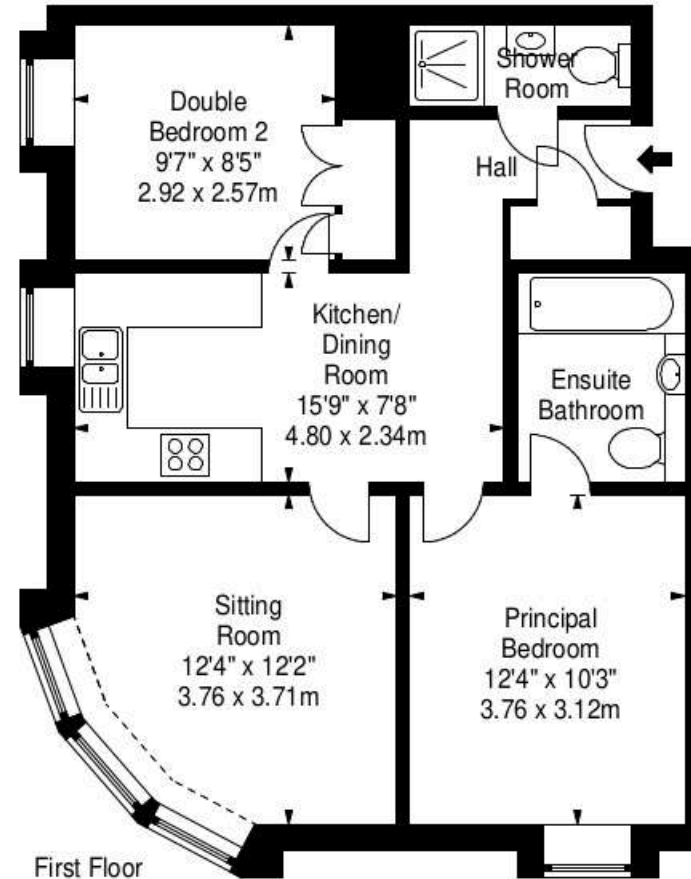




Westgate Court,
North Berwick,
East Lothian, EH39 4DB



Approx. Gross Internal Area
652 Sq Ft - 60.57 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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