



23 Royal Apartments, 1 Station Road

NORTH BERWICK, EH39 4AT

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Ideally situated opposite North Berwick Train Station and within easy walking distance of the beach and town centre, this immaculate three-bedroom ground floor apartment offers a rare opportunity to acquire a beautifully presented home. Decorated in a warm, inviting colour palette and finished with plush carpeting, the generously proportioned south-west-facing sitting room provides a comfortable and relaxing space for everyday living.

Returning to the hallway, the spacious dining kitchen further enhances the home's reception areas, featuring attractive wood-effect wall and floor units, quartz-effect worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood.

The luxurious principal double bedroom enjoys direct access to a private balcony with stunning open views towards Craigleith Island. It also benefits from built-in mirrored wardrobes and an

en-suite wet room complete with a hidden-cistern WC and washbasin built into vanity. Two further well-presented bedrooms, a comfortable double and a cosy single are served by a modern bathroom.

Externally, there are areas of communal garden ground, and an allocated parking space. Additional Information: The property is factored by Trinity Factors, Edinburgh - Approximately £170 per month including buildings insurance.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, gas hob, extractor fan, and fridge-freezer will be included in the sale. The washing machine and condenser tumble dryer will also be included. Furniture may be available by negotiation.



PROPERTY FEATURES

- Three-bedroom ground-floor apartment
- Bright south-west-facing sitting room
- Spacious dining kitchen
- Three bedrooms, one with en-suite and balcony
- Modern bathroom
- Double glazing
- Gas central heating
- Allocated parking space
- Communal garden grounds
- EPC - C
- Council tax band - E
- Tenure - Freehold
- Factor Fee - £170 per month (approx.)

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.

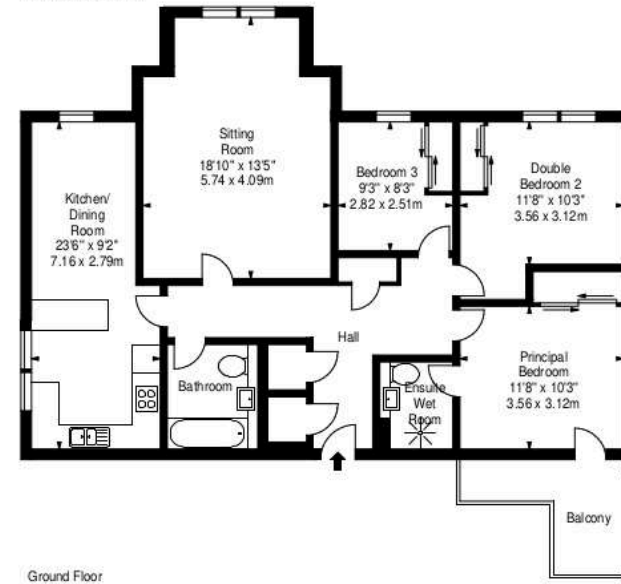
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Station Road,
North Berwick,
East Lothian, EH39 4AT



Approx. Gross Internal Area
1081 Sq Ft - 100.42 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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