

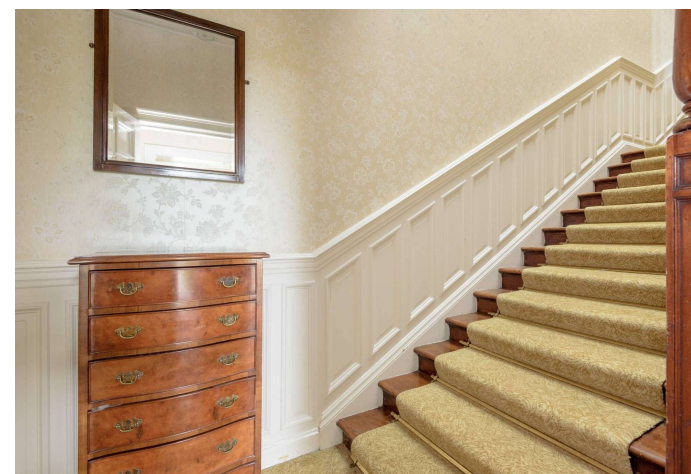


Flat 3, Tusculum, 8 York Road

NORTH BERWICK, EH39 4LS

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Just moments from North Berwick Golf Club, the High Street and West Bay Beach, this rarely available three/ four-bedroom first floor apartment enjoys an exceptional coastal setting, generous accommodation and breathtaking views.

A beautifully maintained, south-west-facing gated garden leads to the front door, opening into a shared entrance vestibule. There is a lift available for accessibility at the back door. From here, a sweeping staircase with an original mahogany banister ascends to the hallway and accommodation, creating an impressive first impression. At the heart of the home is a magnificent bay-windowed sitting room, flooded with natural light and framing captivating coastal views.

Exquisite cornicing, a gas-flame fireplace, window seat, and refined décor enhance this elegant space, making it perfect for entertaining and everyday relaxation. Double doors then open to a versatile dining room, which could equally serve as an additional bedroom or family room.

Across the hallway, the spacious south-west-facing breakfasting kitchen is well equipped with wood-effect wall and floor units, complementary worktops, a tiled splashback and integrated appliances including a gas hob, eye-level grill, oven and extractor hood. High ceilings, wooden flooring and a charming window seat create a warm and welcoming space for everyday living. A generous utility room provides excellent additional storage.



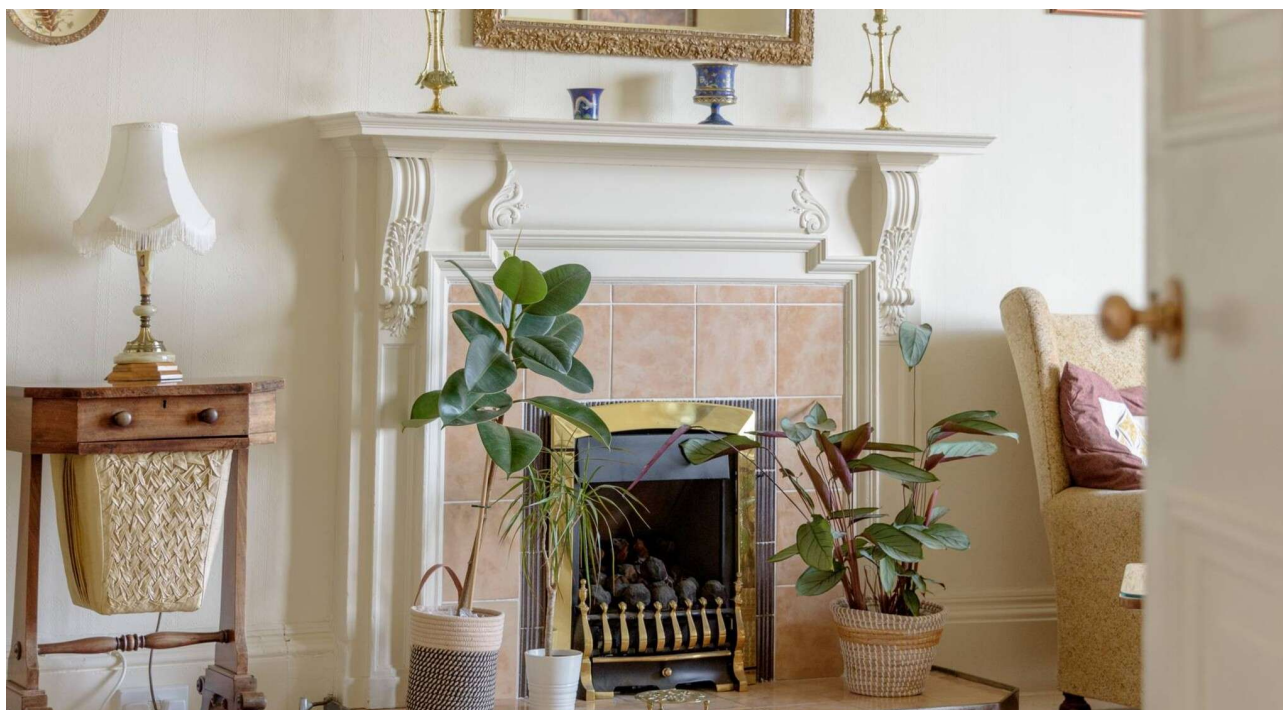
The principal double bedroom enjoys a tranquil coastal outlook and benefits from built-in wardrobes and an en-suite shower room. Two further well-proportioned double bedrooms offer flexible accommodation for family and guests. A traditionally styled family bathroom completes the internal layout.

Outside, the enclosed private front walled garden is a delightful retreat, featuring a well-kept lawn, colourful planted borders and a charming summer house. A garage provides secure parking, while three lower ground floor store rooms offer additional storage. There is also an additional store room accessed via the communal rear stairs.

Additional information; Residents' of the 6 flats within the building contribute £50 per month for communal maintenance. Any additional major repairs or maintenance costs are dealt with on an ad-hoc basis.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, window seat covers and cushions, integrated gas hob, oven, eye-level microwave-oven/grill, extractor hood (not in working order), fridge-freezer, and almost new dishwasher and washing machine will be included in the sale. The living room mirror and large picture in the hallway will also be included.





PROPERTY FEATURES

- ❑ Three/four-bedroom first floor apartment
- ❑ Lift access
- ❑ Spacious sitting room with coastal views
- ❑ Versatile dining room
- ❑ South-west-facing breakfasting kitchen and utility
- ❑ Three double bedrooms, principal with en-suite
- ❑ Family bathroom
- ❑ Detached double garage
- ❑ Gated south-west-facing garden and summer house
- ❑ Several lower ground floor store rooms
- ❑ Double glazing & gas central heating
- ❑ Conservation area
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ Residents' contribute £50 per month for communal maintenance. Additional costs are ad-hoc.

NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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 caf  s 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.





PARIS STEELE

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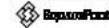
Let's Talk

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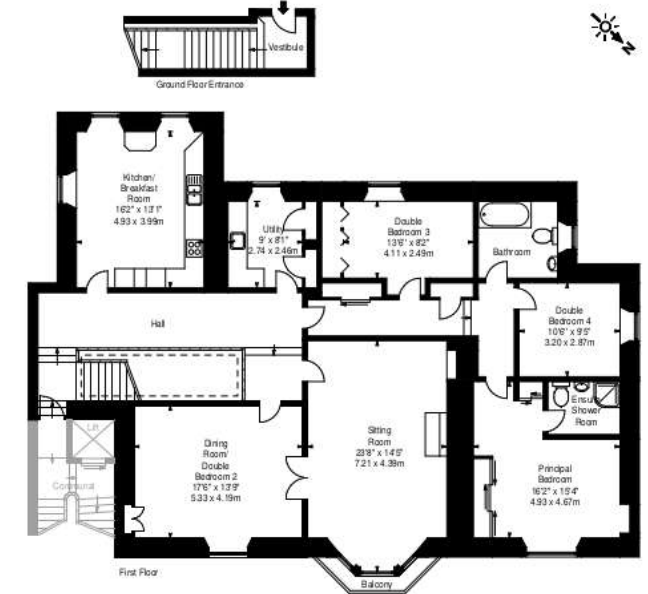
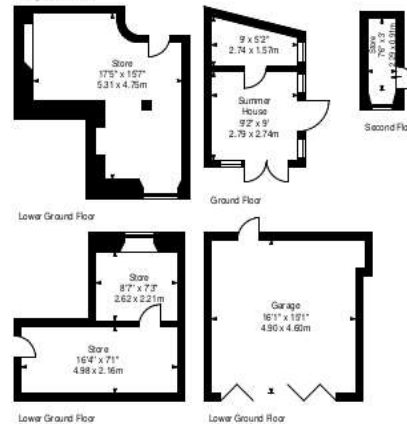
property@parissteele.com

PARIS STEELE Property

York Road,
North Berwick,
East Lothian, EH39 4LS



Approx. Gross Internal Area
2130 Sq Ft - 198.34 SqM
Out Buildings
Approx. Gross Internal Area
774 Sq Ft - 71.90 SqM
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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