

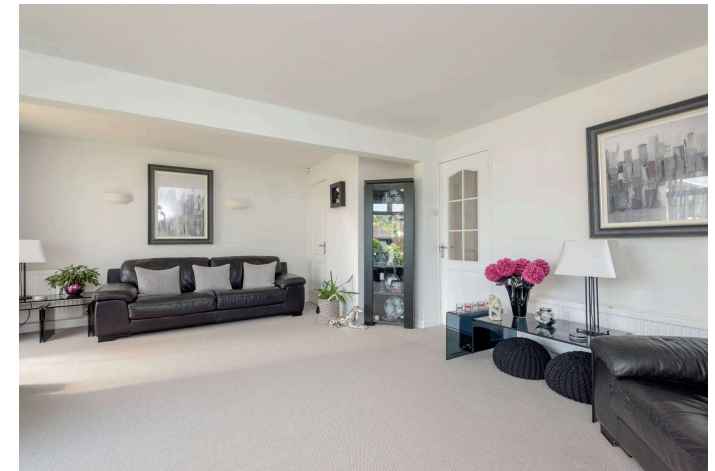


10 Green Apron Park

NORTH BERWICK, EH39 4RE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Deceptively spacious and flooded with natural light, this four-bedroom detached home in North Berwick combines a stylish interior design with flexible accommodation, off-street parking, and a peaceful rear garden.

A low-maintenance driveway and neat south-east-facing front garden welcome you to the property, where the front door opens into a welcoming hallway complete with built-in storage. To the right, a generously proportioned sitting room enjoys an abundance of natural light from a large picture window overlooking the rear garden. Finished with carpeting, a neutral décor, and a wall-mounted electric fireplace, the space offers a warm and inviting atmosphere.

Flowing seamlessly from the sitting room is a well-appointed conservatory, further extending the living accommodation and providing direct access to the garden. Across the hallway, a versatile south-east-facing dining room is currently utilised as a bright and airy double bedroom, demonstrating the flexibility of the layout. Adjacent, the contemporary kitchen features sleek handleless gloss white cabinetry arranged in a practical U-shaped design, complemented by stylish worktops and a striking red acrylic splashback. Integrated appliances include a gas hob, oven, and extractor hood.

Completing the ground floor is a modern family bathroom fitted with a WC, washbasin, and a bath with wall-mounted shower.



Upstairs, the beautifully presented principal bedroom benefits from built-in mirrored wardrobes, while two further attractive and comfortable double bedrooms provide excellent family accommodation. These rooms are served by a second bathroom finished to the same standard as the ground-floor suite. A useful box room/home office completes the internal layout.

The property benefits from a floored attic space which provides additional storage.

Externally, the tranquil rear garden has been designed for ease of maintenance, featuring decorative stones, paved areas, and established planted borders. A garden shed provides excellent additional storage.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, wooden blinds to the front of the house, vertical blinds to the back (including conservatory), curtain poles in the living room, and curtains and pole in the master bedroom will be included in the sale.

In the kitchen, the integrated cooker, hob, extractor fan, fridge-freezer, dishwasher and washing machine will be included.

The black leather suite and living room curtains may be available by negotiation.



PROPERTY FEATURES

- Three-bedroom detached home
- Spacious sitting room
- Versatile south-east-facing dining room
- Contemporary south-east-facing kitchen
- Conservatory
- Three double bedrooms
- Two family bathrooms
- Box Room/Study
- Enclosed rear garden
- Driveway
- Gas central heating/double glazing
- 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 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.

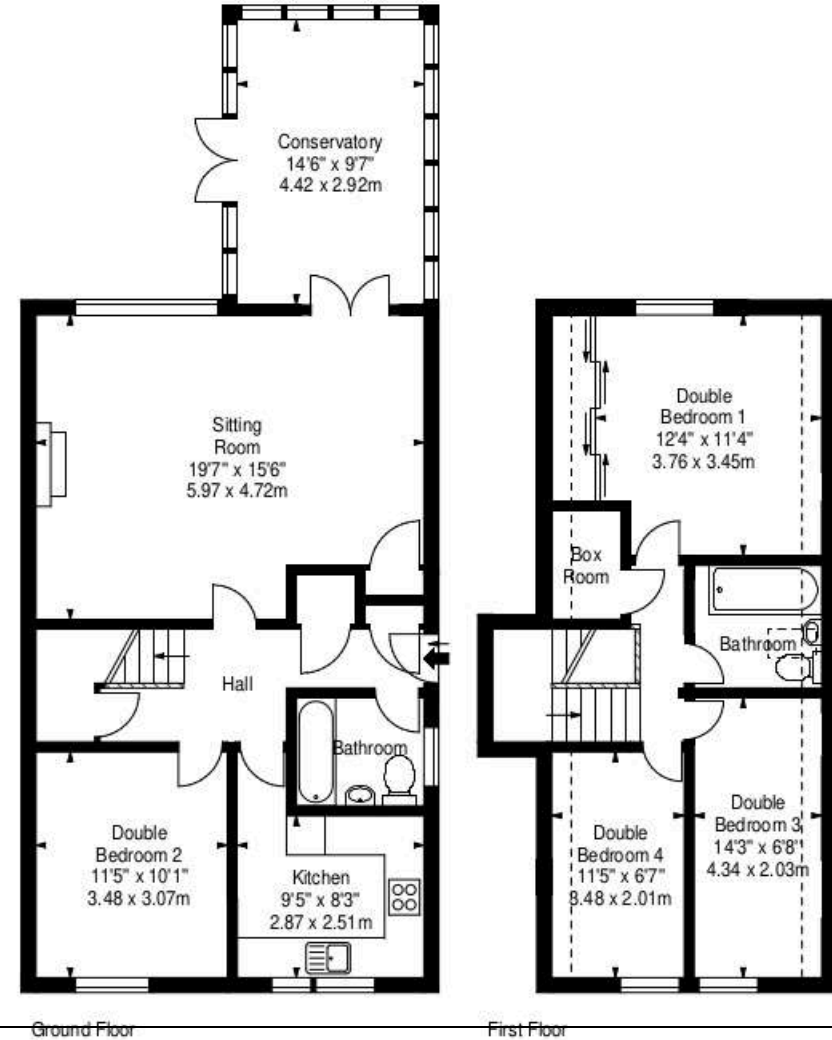




**Green Apron Park,
North Berwick,
East Lothian, EH39 4RE**



Approx. Gross Internal Area
1290 Sq Ft - 119.84 Sq M
For identification only. Not to scale.
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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.

