



15 Warrender Court

NORTH BERWICK, EH39 4RR

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

With a sunny south-facing rear garden, off-street parking and a bright, spacious interior, this well-presented three-bedroom bungalow enjoys a peaceful setting in sought-after North Berwick, offering an ideal home for a wide range of buyers.

Flooded with natural light, the inviting sitting room is a wonderful place to relax, enhanced with carpeting, a tasteful décor and a charming gas-flame fireplace. Conveniently adjoining, the modern kitchen features sleek gloss grey wall and floor units, quartz-effect worktops, and integrated appliances including a gas hob, oven and extractor hood.

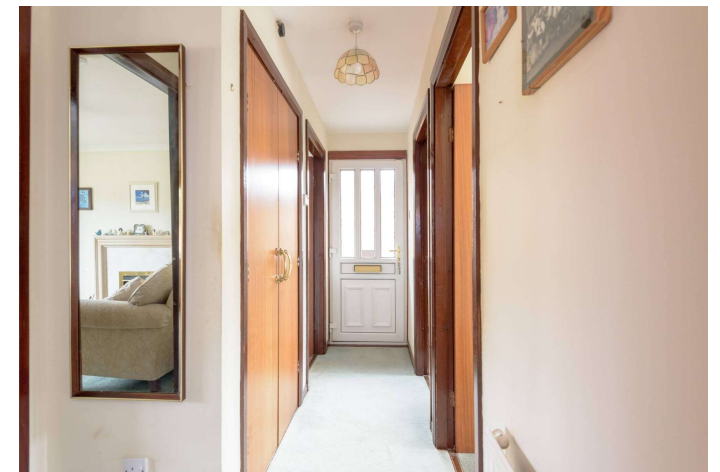
The principal double bedroom enjoys a tranquil south-facing outlook over the rear garden and benefits from built-in wardrobes. Two further well-proportioned bedrooms including a single opening to the garden and currently utilised as a dining area, provide comfortable and versatile

accommodation. A contemporary shower room completes the internal layout.

Outside, the enclosed south-facing rear garden is beautifully maintained, with a patio extending alongside a lush lawn framed by established planted borders, creating an attractive and private outdoor space. A driveway and garage provide excellent off-street parking. Additional Information: There is an annual levy of £185 for estate gardens/grounds - Lord President Road Residents Association.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, gas-hob, extractor fan, free-standing fridge-freezer and washing machine will be included in the sale.





PROPERTY FEATURES

- ❑ Three bedroom bungalow
- ❑ Light-filled sitting room
- ❑ Modern kitchen
- ❑ Three south-facing bedrooms, one opening to garden
- ❑ Sleek shower room
- ❑ Enclosed south-facing rear garden
- ❑ Driveway and garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - D
- ❑ Tenure - Freehold
- ❑ Annual Residents Association cost - £185.00

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 cafés 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.



**Warrender Court,
North Berwick,
East Lothian, EH39 4RR**



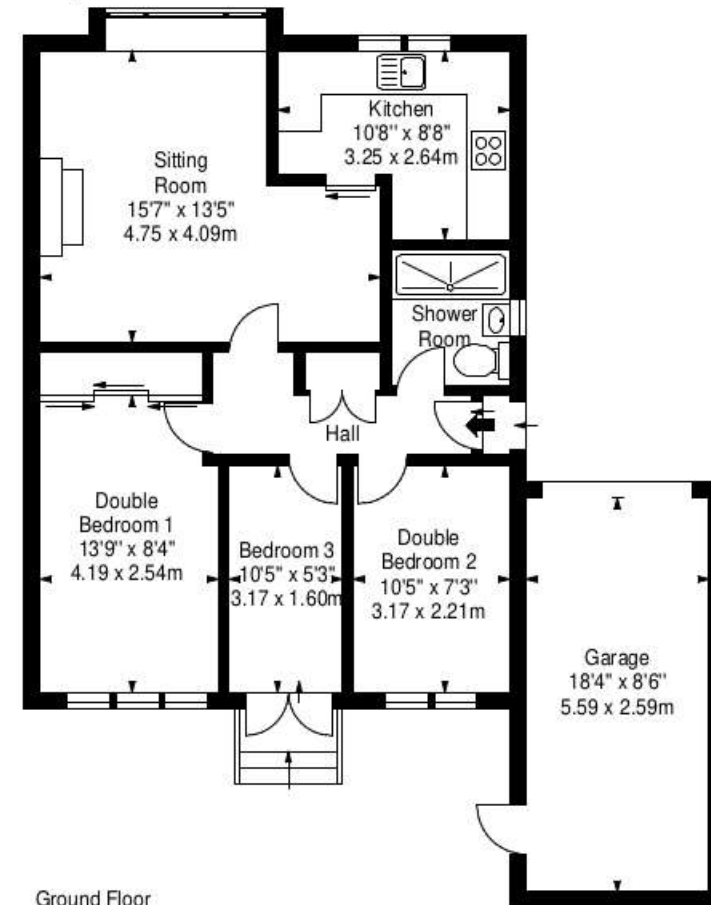
Approx. Gross Internal Area
641 Sq Ft - 59.55 Sq M

Garage

Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M

For identification only. Not to scale.

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PARIS STEELE Property

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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