



# 36 Ibris Place

NORTH BERWICK, EH39 4DF

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Beautifully presented, this two-bedroom apartment with private parking offers a rare opportunity to enjoy life in highly sought-after North Berwick. Ideally located just minutes from the train station, bustling High Street and the beach, it combines everyday convenience with the charm of coastal living.

Set on the second floor of a well-established development, the property welcomes you with a tastefully decorated hallway, complete with carpeting and useful built-in storage. From here, you are led into a generously proportioned sitting and dining room.

Bathed in natural light from its south-west-facing

aspect, this inviting space exudes an elegant yet relaxed atmosphere, enhanced by plush carpeting and a soft neutral colour palette.

Returning to the hallway, the modern kitchen opening onto a sunny south-west-facing balcony, is fitted with ample wall and floor units, complemented by sleek white worktops and a mosaic tiled splashback. High-quality integrated NEFF appliances include a gas hob, oven, microwave, and extractor hood.





The south-west-facing principal double bedroom provides a peaceful and comfortable retreat. Thoughtfully designed, it benefits from built-in wardrobes, a dressing table and a modern en-suite shower room. The second double bedroom enjoys balcony access and features built-in storage.

Completing the accommodation is a modern family bathroom with a hidden cistern WC, a washbasin built into vanity, a shower enclosure and a bath.

The building benefits from a lift.

Externally, residents enjoy the added benefit of allocated private parking and access to attractive landscaped grounds.

The property is factored by Hacking and Paterson Management Services. £513.47 per quarter - which includes common building insurance.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, integrated eye-level oven, microwave, gas hob, extractor fan, fridge-freezer, washing machine and dishwasher will be included in the sale. Some furniture may be available be separate negotiation.



## PROPERTY FEATURES

- Two-bedroom apartment
- Spacious south-west-facing sitting and dining room
- Modern kitchen opening to the balcony
- Two double bedrooms, one with en-suite
- Contemporary family bathroom
- Private south-west-facing balcony
- Allocated private parking space
- Gas central heating
- Double glazing
- Shared landscaped grounds
- EPC - C
- Council tax band - F
- Tenure - Freehold
- Factor Fee - £513.47 per quarter

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

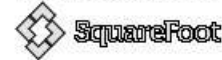
Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club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

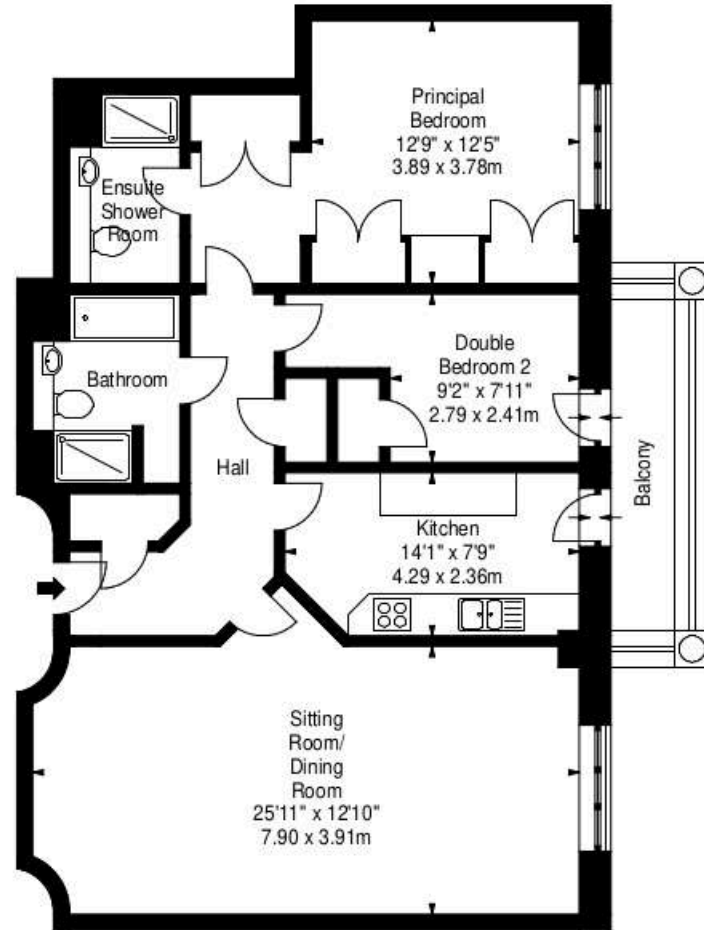




Ibris Place,  
North Berwick,  
East Lothian, EH39 4DF



Approx. Gross Internal Area  
1026 Sq Ft - 95.32 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



Second Floor

## PARIS STEELE

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**PARIS STEELE** Property

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2. The Home Report and more information for this property is available from [www.parissteele.com](http://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](mailto: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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