



Flat 3, 15 Market Place

NORTH BERWICK, EH39 4JF

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Just steps from North Berwick's High Street and The kitchen is light and contemporary, fitted with award-winning beach, this exceptional three- coastal blue cabinetry, a tiled splashback, and bedroom double upper apartment combines a quartz-effect worktops, alongside integrated sought-after location with breathtaking views and appliances including a hob, oven, and extractor high-quality interiors. hood.

Communal stairs lead to a shared roof terrace and Also on this floor, a versatile double bedroom the property, where a private welcoming hallway, currently styled as a home office benefits from its own elegantly finished with wooden flooring and a soft, Juliet balcony and coastline views. neutral palette, ushers you to a bright dual-aspect sitting and dining room. Adorned with French doors opening onto a south-west-facing Juliet balcony, this inviting space looks across to West Bay Beach and continues the refined interior design of the hallway.



An oak staircase ascends to the upper floor, where the principal double bedroom provides a restful retreat with built-in storage and an en-suite shower room. Across the landing, a second double bedroom offers character and charm, featuring a nautical-inspired porthole window, serene blue finishes, and wooden flooring.

Completing the home is a modern bathroom, beautifully appointed with a shower enclosure, bath, WC, washbasin, and contemporary tiling. Externally, there is on-street permit parking. Parking permits are readily available from East Lothian Council and are currently free of charge. This may however be subject to change.

Additional information: Factor - Hacking and Patterson, Edinburgh - Approx. £57 per month including building insurance.



FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated hob, oven, and extractor hood will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom double-upper apartment
- ❑ Breathtaking views across West Bay Beach
- ❑ Shared roof terrace
- ❑ Spacious, light-filled sitting and dining room
- ❑ Two Juliet balconies
- ❑ Modern kitchen
- ❑ Three light and airy double bedrooms
- ❑ En-suite shower room
- ❑ Contemporary bathroom
- ❑ On-street permit parking
- ❑ Shared storage shed at street level
- ❑ Double glazing (apart from one window in bed 2)
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - E

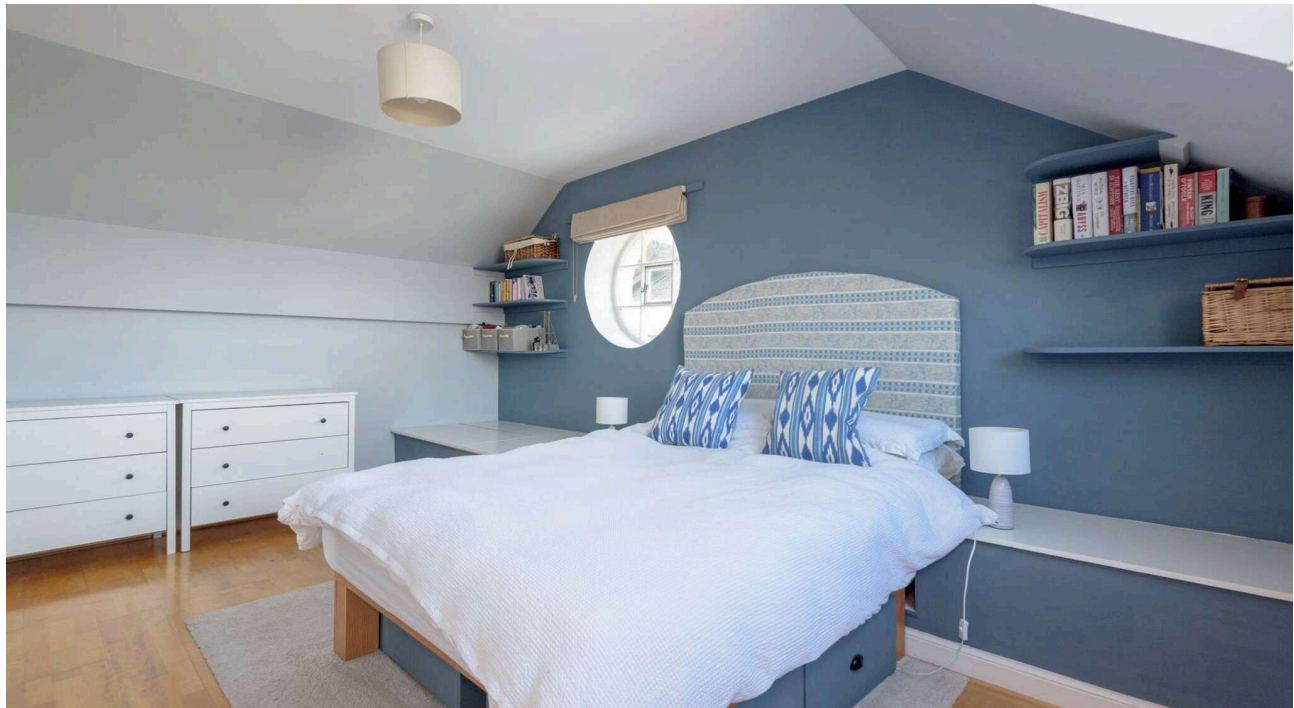
NORTH BERWICK

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.





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Let's Talk

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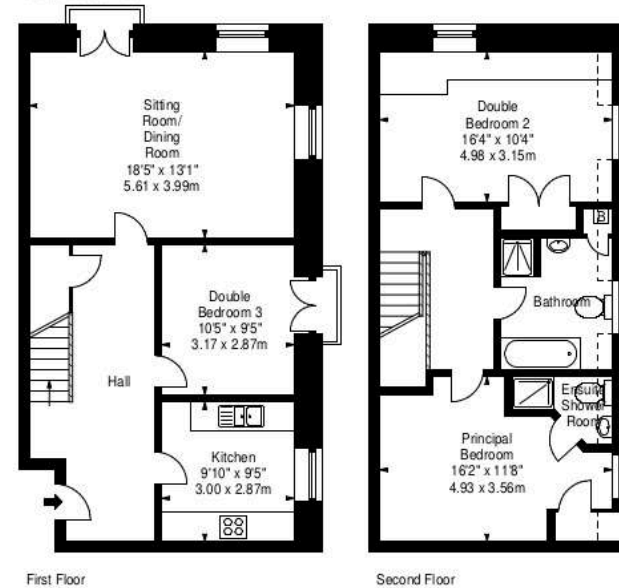
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North Berwick, EH39 4JF



Approx. Gross Internal Area
1185 Sq Ft - 110.09 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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