



10 Station Court
NORTH BERWICK, EH39 4DA

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in immaculate move-in condition, this attractive two-bedroom first floor apartment enjoys a prime position in highly desirable North Berwick, just moments from excellent amenities, transport links, and the beautiful nearby beach.

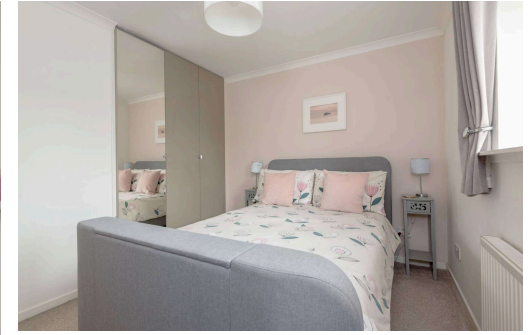
The welcoming entrance vestibule and hallway leads into a bright and generously proportioned south-west-facing sitting and dining room, adorned with carpeting and a fresh neutral décor. A carpeted inner hallway provides access from here to the spacious principal double bedroom, complete with plush carpeting, warm contemporary tones, and built-in mirrored wardrobes. A second well-proportioned double bedroom, currently arranged as a home office, offers flexible accommodation to suit a variety of lifestyles. The stylish bathroom features a WC, washbasin built into vanity, and a bath with wall-mounted shower.

Returning through the sitting and dining room, the modern fitted kitchen is thoughtfully designed with wood-effect wall and floor units, marble-effect worktops, and an eye-catching tiled splashback. Integrated Samsung appliances include a hob, oven, and extractor hood.

Externally, the property benefits from shared landscaped grounds and on-street parking. Station Court Residents' Association - £200 per annum for general maintenance and upkeep of communal grounds.

FIXTURES & FITTINGS

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



PROPERTY FEATURES

- Two-bedroom apartment
- Light filled south-west-facing sitting and dining room
- Modern kitchen
- Two double bedrooms
- Sleek shower room
- Shared landscaped grounds
- On-street parking
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - D
- Tenure - Freehold
- Residents' Association - Approx. £200 per year

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 cafes 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Belhaven Hill School in easy reach.

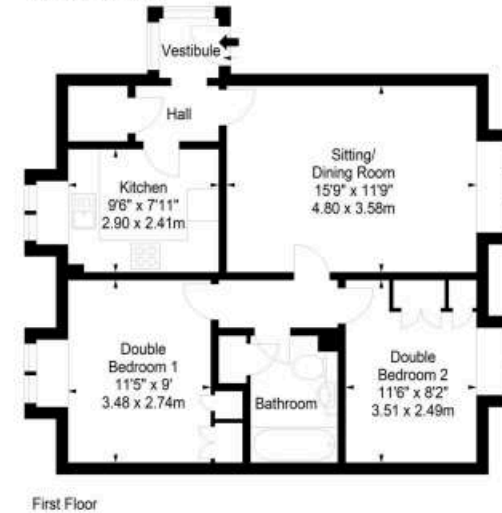
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Station Court,
North Berwick,
East Lothian, EH39 4DA



Approx. Gross Internal Area
664 Sq Ft - 61.69 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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