

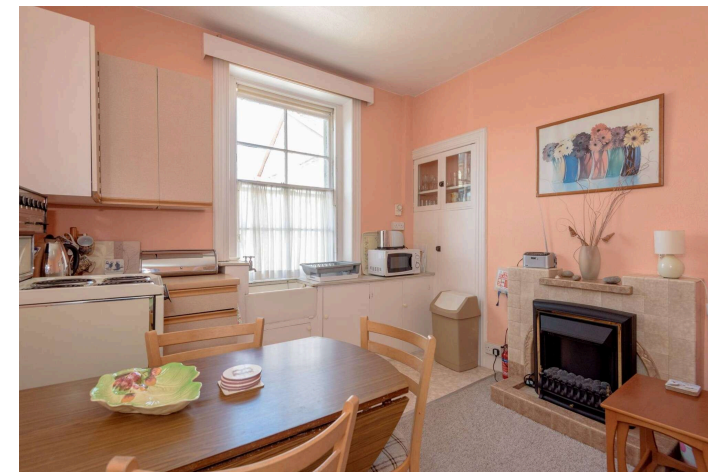


4E Market Place

NORTH BERWICK, EH39 4JG

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Just steps from North Berwick's beautiful beach and vibrant High Street, this two-bedroom apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a charming coastal pied-à-terre to personalise and make their own.

Situated on the second floor of a traditional building, the accommodation is accessed via a welcoming hallway leading to an open-plan west-facing living, dining and kitchen area. Warm and inviting, the living space features carpeting and an electric-flame fireplace, creating a cosy setting for relaxing or entertaining. The kitchen offers a good range of wall and base units, generous worktop space, and room for freestanding appliances. Whilst functional, it also presents an excellent opportunity for modernisation to suit individual tastes.

The spacious east-facing double bedroom is filled with natural light and benefits from a shower enclosure, while the second bedroom provides a comfortable single room, ideal as a guest bedroom, home office or nursery. A separate WC completes the accommodation.

The enclosed shared rear garden is a peaceful place to relax. Residents' permit parking is available on the surrounding streets.

FIXTURES & FITTINGS

All fitted floor coverings, curtains and blinds and freestanding cooker will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom, second-floor flat
- ❑ Open-plan, living, dining, and kitchen area
- ❑ Two bedrooms, one with shower enclosure
- ❑ WC
- ❑ Shared rear garden
- ❑ On-street permit parking
- ❑ Single glazing
- ❑ Electric heating
- ❑ Conservation area
- ❑ EPC - E
- ❑ Council tax band - A
- ❑ Tenure - Freehold

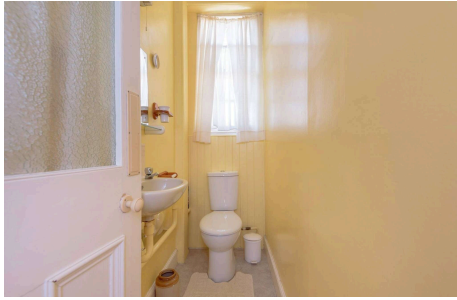
NORTH BERWICK

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.

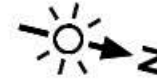
The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and 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.

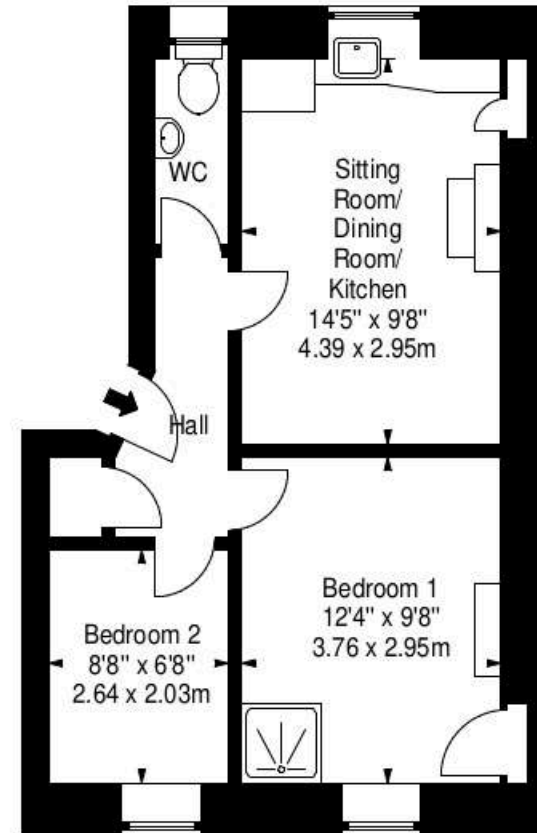
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Market Place,
North Berwick,
East Lothian, EH39 4JG



Approx. Gross Internal Area
418 Sq Ft - 38.83 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Second Floor

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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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