



# 12 Warrender Court

NORTH BERWICK, EH39 4RR

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Beautifully presented, this stunning detached three-bedroom home is set within a peaceful cul-de-sac in highly sought-after North Berwick and offers an exceptional opportunity.

A manicured lawn borders the driveway and integral garage, creating an inviting approach to the front entrance. Inside, an entrance vestibule leads into a bright and airy hallway, where elegant French doors open into a spacious dual-aspect sitting room. Extending the full length of the property, this refined space is finished in a serene colour palette with plush carpeting and a feature mantelpiece, creating an atmosphere of understated elegance.

Continuing past a guest WC, a second set of glazed French doors reveals a spectacular dining kitchen. This impressive dual-aspect space enjoys an abundance of natural light and access to the south-east-facing garden.

The kitchen is fitted with bespoke soft green cabinetry, complemented by illuminated polished white worktops and a range of high-spec integrated appliances, including a large wine fridge and stainless steel range cooker.



Formerly comprising 4 bedrooms, the current owners have opened up the principal bedroom into bedroom 4 to form a particularly spacious principal suite, however, this could easily be reinstated to provide a fourth bedroom if required. The generous principal double bedroom with a dual aspect, provides a calm and comfortable retreat, complete with a luxurious en-suite shower room finished to a high standard.

Two further well-presented double bedrooms are served by a stylish, fully tiled family bathroom featuring a hidden cistern WC, washbasin built into a wall-hung vanity, and a bath.

Externally, the enclosed south-east-facing rear garden features a lush lawn, borders, and sandstone paving making it perfect for relaxing or entertaining. The property benefits from a driveway and integral garage with convenient utility room access.

Additional Information: There is an annual levy of £185 for estate gardens/grounds - Lord President Association.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated stainless steel range cooker, extractor hood, wine fridge, fridge-freezer, dishwasher and washer-dryer will be included in the sale.





## PROPERTY FEATURES

- Three-bedroom detached property
- Dual-aspect sitting room
- Spectacular kitchen with garden access
- Three double bedrooms (one with en-suite)
- Guest WC and bathroom
- Utility accessed from the garage
- Front and rear gardens
- Driveway and garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - G
- Tenure - Freehold
- Annual Residents' Association Cost - £185

## 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.

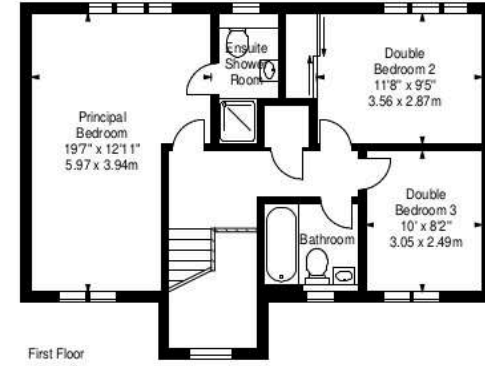
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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





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

 SquareFoot  
 Approx. Gross Internal Area  
 1314 Sq Ft - 122.07 Sq M  
 Utility & Store/ Garage  
 Approx. Gross Internal Area  
 169 Sq Ft - 15.70 Sq M  
 For identification only.  
 Not to scale.  
 © SquareFoot 2026



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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](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.

