



16 IBRIS PLACE

North Berwick, East Lothian, EH39 4DF



1

Public Room



2

Bedrooms



2

Bathrooms

16 IBRIS PLACE

Welcome to a distinguished two-bedroom ground-floor apartment which forms part of a highly sought-after modern development offering an idyllic coastal lifestyle. This southeast-facing property is of an exceptionally high standard, boasting large rooms with carefully curated interior design and premium finishings. It has outstanding storage, a high-end kitchen, two shower rooms, and allocated parking. It also enjoys a prime setting in North Berwick, which was recently voted as the number one place to live in the UK by the Sunday Times. The property is within easy strolling distance of the local train station, the town's amenities and schools, as well as the picturesque golden beaches. It is the perfect location for a wide variety of buyers.

Inside the apartment, you are warmly greeted by an entrance hall that immediately sets a high bar for the following accommodation. It also provides an impressive amount of storage before flowing through to the southeast-facing living/dining room. Here, an expansive footprint is brightly illuminated by a multitude of windows that ensure a light-filled ambience throughout the entire day. It includes a unique circular bay that forms the basis of one of the development's turrets – a charming and characterful feature that sets it apart from other residences. Light decoration and a rich wood-style floor complete the room's sophisticated aesthetic. Next door, the kitchen has a generous range of white cabinets at base and wall level providing a wealth of storage, alongside deluxe worktops backed easy-to-clean splashbacks. The on-trend design is further enhanced by undercabinet lighting and seamlessly integrated appliances for a sleek finish. Set side by side, the two bedrooms are both large doubles that are beautifully presented in olive tones and with wood-inspired floors, maintaining the impeccable standards. Each room has lots of floorspace for furnishings, in addition to a built-in wardrobe for optimal clothes storage. The principal bedroom has the added luxury of a spacious en-suite shower room with modern fixtures and fittings. Finishing the home is a quality three-piece family shower room with additional built-in storage.

Externally, the development provides allocated residents' parking and professionally landscaped communal gardens, which include sweeping lawns and mature planting.



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VIEWING
By appointment only
with Gilson Gray on
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Features

- Impressive high-end ground-floor apartment
- Part of a highly sought-after modern development
- Prime location in the coastal town of North Berwick
- Carefully curated interiors and premium finishings
- Entrance hall with a wealth of built-in storage
- Expansive, southeast-facing living/dining room
- On-trend kitchen with generous cabinet storage
- Two double bedrooms with built-in wardrobes
- Modern three-piece en-suite shower room
- Quality three-piece family shower room
- Professionally landscaped communal gardens
- Private residents' parking with allocated spaces















Extras: integrated kitchen appliances (induction hob, concealed extractor, double oven, microwave, full-length fridge and dishwasher) to be included in the sale, along with a full-length freezer, a washing machine, and a tumble dryer (kept in the family shower room's storage). Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factoring Information: there is a factoring agreement in place with Hacking & Paterson and the quarterly charge is around £47.50.



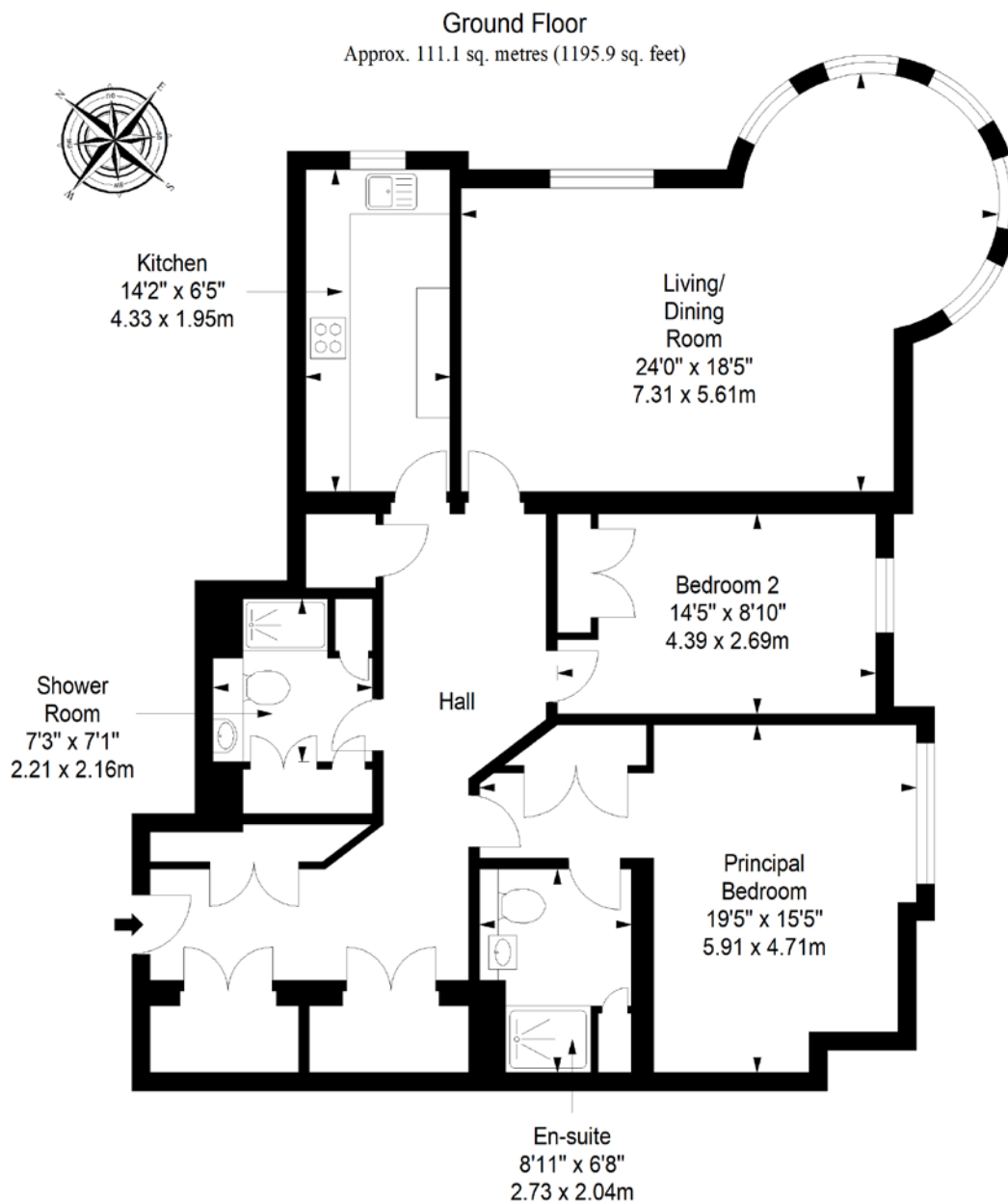




NORTH BERWICK, EAST LoTHIAN

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.

FLOORPLAN



Total area: approx. 111.1 sq. metres (1195.9 sq. feet)



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