

SIMPSON & MARWICK



14 Ibris Place, North Berwick, East Lothian, EH39 4DF



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EPC: B (82)

Council Tax - F

Beautiful ground floor apartment in a sought-after location.



- Beautifully presented two-bedroom ground floor apartment
- Sought-after modern development in a popular North Berwick location
- Spacious sitting/dining room with attractive turret-style window
- Well-appointed kitchen with integrated appliances
- Principal bedroom with fitted wardrobe & modern en-suite shower room
- Second double bedroom with fitted storage
- Family bathroom with separate bath & shower
- Excellent built-in storage throughout
- Secure entry system, lift, and CCTV at the garage entrance
- Allocated private parking
- Beautifully maintained landscaped communal gardens
- Close to North Berwick's beaches, golf courses, train station, and local amenities

Set within an attractive and exceptionally well-maintained modern development, 14 Ibris Place is a beautifully presented, bright, and spacious two-bedroom ground floor apartment. Enjoying a peaceful position in a popular area of North Berwick, this immaculate home offers generous accommodation, attractive green outlooks, and the convenience of allocated private parking.

From the moment you step inside, the sense of space is immediately apparent. A welcoming vestibule leads into a generous hallway, complete with four excellent built-in storage cupboards. At the end of the hallway, the bright and spacious sitting/dining room provides a wonderful place to relax or entertain, with a charming turret-style window overlooking the beautifully maintained communal gardens. The adjoining kitchen is well equipped with a good range of fitted units, integrated appliances, and ample worktop space, creating a practical and stylish space for everyday living. The principal bedroom (which is big enough for a king bed) is generously proportioned and benefits from a large built-in wardrobe, delightful green views, and a modern en-suite shower room. The second double bedroom also enjoys fitted storage and a pleasant outlook over the surrounding gardens. Completing the accommodation is a spacious family bathroom, fitted with both a separate bath and shower.

The building itself is exceptionally well maintained and benefits from a secure entry system, lift access to all floors, and CCTV monitoring at the garage entrance, providing additional peace of mind.

Externally, residents enjoy beautifully landscaped communal gardens, allocated private parking, and a peaceful setting, all within easy reach of North Berwick's excellent amenities, beaches, golf courses, and train station. The station is conveniently accessible on foot, offering regular direct services to Edinburgh, making the apartment an excellent choice for commuters as well as those seeking an easily connected coastal home.

Beautifully presented throughout and offering generous living space, attractive green surroundings, and a peaceful yet convenient setting, 14 Ibris Place will appeal to a wide range of buyers. Whether you're looking to downsize, seeking the ease of ground floor living, searching for a lock-up-and-leave coastal bolt hole, or simply looking for a stylish home in North Berwick, this wonderful apartment is sure to impress.

Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, integrated fridge/freezer, washing machine, dishwasher, microwave, oven, hob and cooker hood, are included in the sale.

Management

The property is factored by Hacking and Paterson Management Services, approximately £167 per month (which includes common building insurance, service, repair and maintenance of all common areas).

Viewing Details

By appointment contact Simpson & Marwick



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Approx. Gross Internal Area:
1184.03 Sq Ft (110 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		