

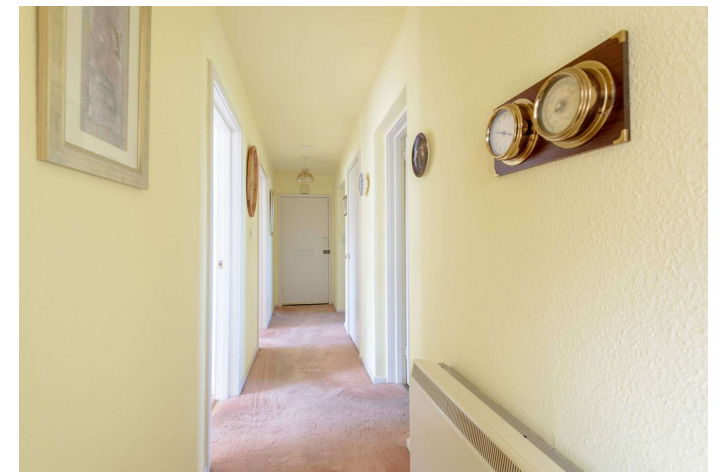


10 Marmion Court

NORTH BERWICK, EH39 4PB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Light, airy and deceptively spacious, this impressive two-bedroom apartment in North Berwick offers an excellent opportunity to acquire a comfortable home in a highly sought-after setting.

Situated on the first floor of an established development with landscaped communal grounds, the property welcomes you into a carpeted entrance hallway. From here, you move into a bright and generously proportioned sitting and dining room, enjoying spectacular views towards Craigleith Island. Benefiting from a desirable triple aspect to the north, south and east, this inviting reception space features plush carpeting, an electric fireplace and a soft neutral colour palette, creating an ideal setting for relaxation and entertaining.

Conveniently adjoining, and also accessed from the hallway, the breakfasting kitchen enjoys a similar scenic outlook and offers space for casual dining. It is fitted with a generous range of wall and floor units, ample worktop space and a mosaic-tiled splashback, together with an integrated hob, oven and extractor hood.

The two south-facing double bedrooms are both tastefully decorated and benefit from excellent natural light and built-in storage. They share access to a modern shower room.



Externally, residents can enjoy well-maintained communal grounds, together with the practical benefit of a shared drying green. A single car garage provides private parking or storage, and there is unallocated residents' parking, further enhancing the appeal of this attractive home. A residents' parking permit can be obtained from East Lothian Council at a cost of £40 per year.

Additional information: Marmion Court Residents' Association. Regular monthly charge of £45.50 to cover communal gardening and window cleaning. Common buildings insurance is paid annually (2024-2025 was £265.70 per flat). All other costs for repairs and maintenance are dealt with on an ad-hoc basis.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob and extractor fan, dishwasher, fridge, washing machine and tumble dryer will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom first-floor apartment
- ❑ Triple aspect sitting/dining room with views
- ❑ Spacious breakfasting kitchen
- ❑ Two south-facing double bedrooms
- ❑ Well-appointed shower room
- ❑ Shared grounds and drying green
- ❑ Private single car garage
- ❑ Residents' parking - Permit £40 per year
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC - D
- ❑ Council tax band - E
- ❑ Tenure - Freehold
- ❑ Residents' Association

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.

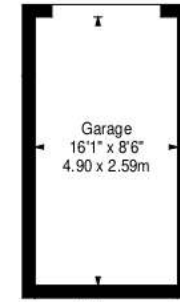




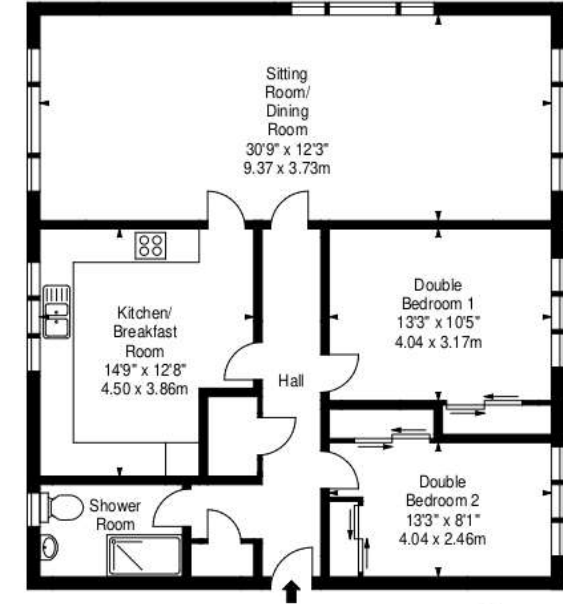
**Marmion Court,
North Berwick,
East Lothian, EH39 4PB**



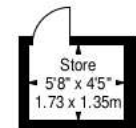
Approx. Gross Internal Area
1022 Sq Ft - 94.94 Sq M
Garage & Store
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



First Floor



PARIS STEELE

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- ❑ Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com



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.

