



SIMPSON & MARWICK

28 IBRIS PLACE, NORTH BERWICK, EAST LoTHIAN, EH39 4DF

OFFERS OVER £475,000

EPC B



Set within a well-maintained modern development, this beautifully presented first-floor apartment offers bright, spacious and flexible three-bedroom accommodation, together with landscaped communal gardens, allocated parking and excellent access to North Berwick's amenities and transport links.

A welcoming vestibule leads into a generous hallway with excellent built-in storage. The bright and spacious sitting/dining room provides an inviting place to relax or entertain and features a charming

turret-style window. The adjoining kitchen is well-equipped with a good range of fitted units, integrated appliances and ample worktop space.





The generously proportioned principal bedroom benefits from a large built-in wardrobe, patio doors leading to a small balcony and a modern en-suite shower room. The second double bedroom also

The second double bedroom also has fitted storage, while the third bedroom is currently utilised as an office/study, providing excellent flexibility. A spacious family bathroom, with separate bath and

shower, completes the accommodation.



The building is exceptionally well maintained, with a secure entry system, lift access to all floors and CCTV monitoring at the garage entrance. Residents also benefit from beautifully landscaped

communal gardens and allocated private parking. The apartment is ideally placed for enjoying North Berwick's excellent amenities, beaches and golf courses, while the railway station is within easy walking

distance, offering regular direct services to Edinburgh. This makes it equally appealing as a comfortable coastal home, commuter base or convenient lock-up-and-leave property.



Location

North Berwick is one of East Lothian's most sought-after coastal towns, offering a busy high street, shops, restaurants, supermarkets and excellent leisure facilities including golf, sailing, rugby, tennis, swimming and a spa.

There are excellent local schools and extensive coastal and inland walks.

Edinburgh is around 45 minutes by car or approximately 30 minutes by train, with extensive bus services also available.

Fixtures and Fittings

All fitted floor coverings, curtains, light fittings, integrated fridge/freezer, ovens, hob and cooker hood are included in the sale.

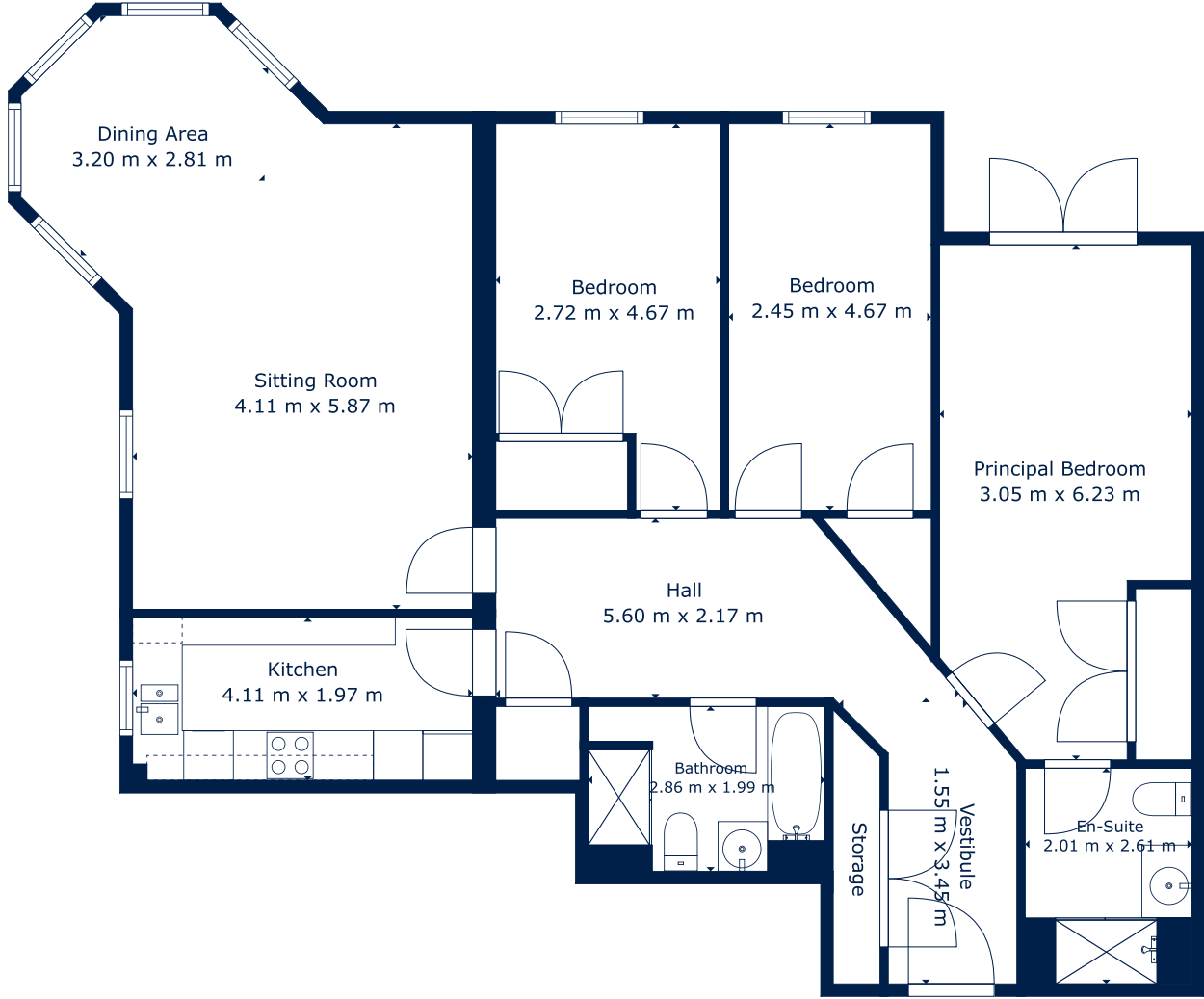
Management

The property is factored by Hacking and Paterson Management Services at approximately £167 per month, including common building insurance and service, repair and maintenance of common areas.

Viewing Details

By appointment contact
Simpson & Marwick





For Identification purposes only.
Not to scale.

Edinburgh
0131 581 5700

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01620 892000

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01224 606210