



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**7 MARMION COURT,**  
North Berwick, East Lothian, EH39 4PB





Situated in the heart of North Berwick, this ground-floor flat is an attractive three-bedroom residence which has a sought-after location, set within easy reach of amenities, schools, beautiful beaches, and the train station. It offers bright and spacious accommodation and it is finished to excellent standards in neutral hues. Furthermore, it has a large breakfasting kitchen and a four-piece bathroom, as well as generous built-in storage and a private garage. It is a delightful home for anyone seeking a relaxed coastal lifestyle.

Extras: an integrated oven, ceramic hob, and dishwasher, and a freestanding fridge/freezer to be included in the sale. 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.



## FEATURES

- Ground-floor flat in North Berwick
- Part of an established development
- In a sought-after coastal setting
- Neutral interior décor throughout
- Welcoming central hall with storage
- Large, dual-aspect living/dining room
- Contemporary breakfasting kitchen
- Three double bedrooms (two with storage)
- 4pc bathroom with a shower cubicle
- Secure external storage
- Expansive shared gardens and drying green
- Private garage for secure parking
- EPC Rating E
- Council Tax Band E











"A THREE-BEDROOM  
GROUND-FLOOR FLAT  
OFFERING A SOUGHT-AFTER  
COASTAL LIFESTYLE IN THE  
HEART OF NORTH BERWICK"









EPC RATING:

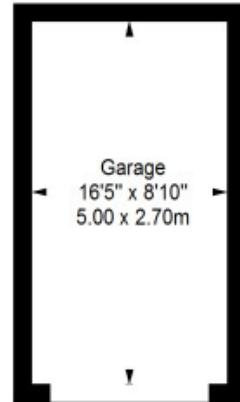
E

COUNCIL TAX BAND:

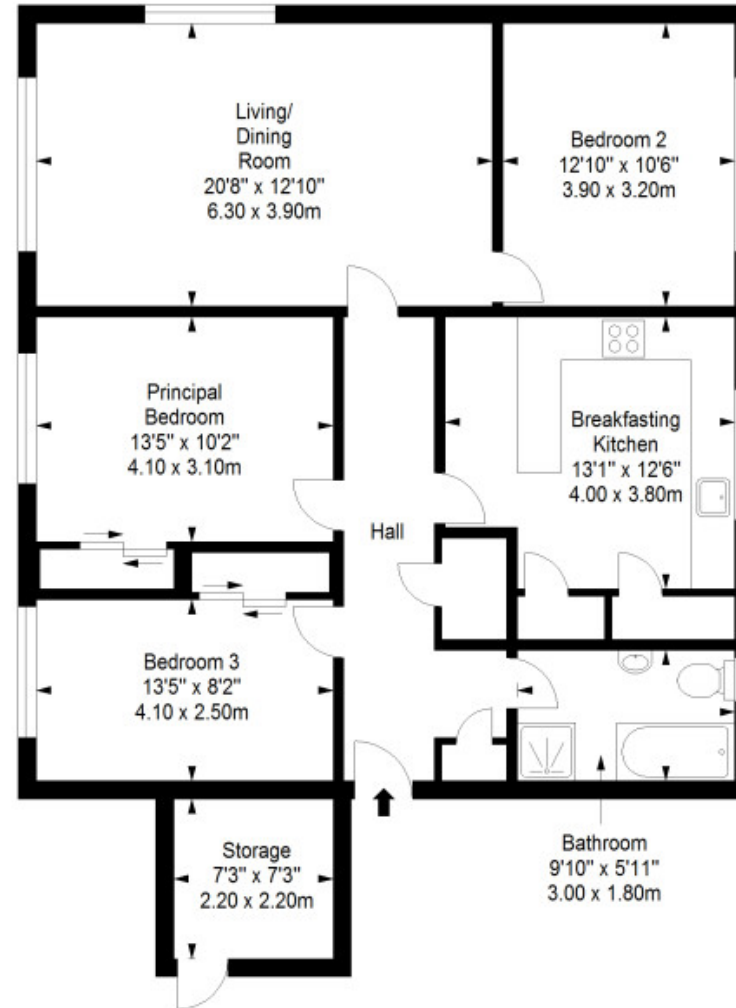
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VIEWINGS: by appointment with Gilson Gray on 01620 893 481

**Garage**  
Approx. 13.5 sq. metres (145.3 sq. feet)



**Ground Floor**  
Approx. 106.2 sq. metres (1143.1 sq. feet)



Total area: approx. 119.7 sq. metres (1288.4 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.