

FLAT D, 16 MELBOURNE ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4JX

Desirably situated on the beachfront in the charming town of North Berwick, this two-bedroom, two-bathroom second-floor tenement flat enjoys sea views to the front and, to the rear, overlooks a south-facing garden, which the residents share access to.



CULLERTON'S

ENJOYING A SCENIC BEACHFRONT POSITION



Flat D, 16
Melbourne Road

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his two-bedroom, two-bathroom flat has an enviable beachfront position, with unrivalled sea views, in the highly desirable town of North Berwick. In addition to having a sandy beach on the doorstep, the flat is in easy walking distance of central shops and the train station, where services connect to Edinburgh in just over 30 minutes. The flat retains all its period charm and is set on the second/top floor of a classic sandstone tenement, with a south-facing shared garden and on-street parking. The interiors boast airy proportions, which, along with minimalist decor and large sash windows, create a wonderfully light and airy home whose understated decorative finish gives centre stage to the numerous original features that remain.

GENERAL FEATURES

- Beachfront position with unrivalled sea views
- Central address in sought-after North Berwick
- Bright second/top-floor tenement flat
- Well-presented minimalist interiors
- Tasteful modern finishes and charming period features
- Home Report value - £435,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Communal stairwell
- Sky-lit entrance hall with storage
- Bright, sea-facing living/dining room
- Tasteful modern kitchen
- Two double bedrooms with attractive views
- Bright en-suite shower room
- Bathroom with shower-over-bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- South-facing shared rear garden
- Unrestricted on-street parking
- Sandy beach on the doorstep



OPEN-PLAN LIVING

promising breathtaking coastal vistas

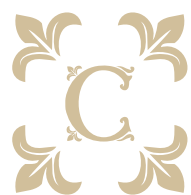
The flat is reached via a shared stairwell. You enter via a sky-lit hall with useful storage and natural wood finishes, which add warmth to the pared-back décor throughout the home.

The hall leads into the open-plan living/dining room and kitchen at the front of the property, taking full advantage of its scenic position with ever-changing sea views.





The light-filled reception room is beautifully adorned with intricate cornicework and a central rose. It is arranged around a handsome ornamental fireplace, flanked by a storage alcove, and a window seat provides a comfy spot for taking in the captivating outlook. It is a spacious and flexible area, accommodating both comfortable seating and a dining table and chairs.



*...taking full
advantage of its
scenic position
with ever-changing
sea views*



TASTEFUL CONTEMPORARY KITCHEN

open to a seated dining area



...mosaic splashback in iridescent aqua blue adds a pop of colour

At the rear of the living/dining room is a modern kitchen brightly lit from above by a roof light. It is tastefully appointed with crisp white cabinets and a wood-toned worktop, complementing the oak-style flooring. A mosaic splashback in iridescent aqua blue adds a pop of colour while nodding to the home's seaside setting. Appliances further equip the space and include an integrated oven and gas hob with a chimney-style hood, plus an under-counter washing machine and dishwasher and an upright fridge freezer.



THE BEDROOMS

Two comfortable double bedrooms with sea and garden views

The two double bedrooms on offer are softly carpeted and both enjoy tranquil vistas. Bedroom one looks out across the sea. It is characterfully enhanced by classic cornicing and an enchanting cast-iron fireplace.



Bedroom two is quietly located to the south-facing rear, overlooking the garden – a delightful view enjoyed from its window seat.



THE BATHROOMS



The convenience of multiple bathrooms – one private to the rear bedroom

The rear bedroom includes an exceptionally bright, modern shower room that is chicly tiled and equipped with vanity storage. The same tiled finish appears in the bathroom, which is accessed from the hall and services the front bedroom. The bathroom has vanity storage and a P-shaped bath with an overhead shower.

A SOUTH-FACING SHARED GARDEN

Residents of the tenement share access to a well-maintained rear garden. This delightful outdoor area enjoys sun throughout the day and features a neat, bordered lawn.

On-street parking in the vicinity is conveniently unrestricted.

Extras: The sale includes fitted floor and window coverings, light fittings, and integrated kitchen appliances.

ONE OF SCOTLAND'S BEST COASTAL RESORTS



SCHOOLS

State Schools: Law Primary School
and North Berwick High School

Independent Schools: Loretto
School (Musselburgh) and Belhaven
Hill School (Dunbar)

CULTURE

Scottish Seabird Centre,
Bass Rock, Tantallon
Castle, Coastal
Communities Museum,
Myreton Motor Museum,
National Museum of Flight

UNIVERSITY

The University of
Edinburgh

#1

VOTED AS THE BEST PLACE
TO LIVE IN THE UK 2024 BY
THE SUNDAY TIMES

LOCATION



A highly sought-after
coastal town in
East Lothian

TRANSPORT



Bus
120, 121, 124, 125, 126,
X5, X7

Train Station
North Berwick
(0.5 miles)

Airport
Edinburgh International
(30 miles)



SPORTS

North Berwick Sports
Centre, Glen Golf Club,
North Berwick Golf Club,
North Berwick Tennis Club

BEACHES/PARKS

West Bay Beach,
Milsey Bay Beach,
Yellowcraig Beach,
North Berwick Law,
and Lodge Grounds

FOOD & DRINK

Traditional pubs,
bars and restaurants,
international cuisine,
and cafés



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

M Cullerton

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.

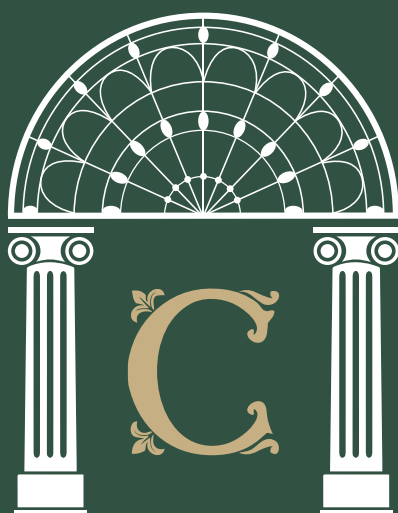


GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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ESTATE AGENCY
OF THE YEAR

2020-2021



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**SCOTLAND
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ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

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