



GILSON GRAY

LAW • PROPERTY • FINANCE

21E, MELBOURNE PLACE

North Berwick EH39 4JR



Situated in the heart of coastal North Berwick, this one-bedroom top-floor seaside flat comprises spacious, well-appointed accommodation and attractive, neutral interiors with retained period elements. The beachfront home features a generous, bright, and airy living and dining area, a stylish kitchen enjoying lovely hillside views, a spacious main bedroom with beach views, a versatile box room, and a contemporary shower room. The property boasts an enviably central address within walking distance of the High Street, excellent local amenities, and the beach. Extras: All fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances are included in the sale. 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

- An attractive top-floor flat
- Highly desirable beachside setting in North Berwick
- Outstanding location close to shops and the beach
- Shared stairwell
- Stunning canopy views of North Berwick Law
- Tasteful interiors with retained period features
- Welcoming entrance hall
- Southeast-facing living/dining room
- Sun-filled galley-inspired kitchen
- Principal bedroom with gorgeous sea views
- Versatile box room
- Modern shower room
- On-street parking
- Gas central heating and traditional windows







"THIS TOP-FLOOR SEASIDE TRADITIONAL TERRACE FLAT IN NORTH BERWICK ENJOYS STUNNING BEACH AND HILLSIDE VIEWS."





EPC RATING:



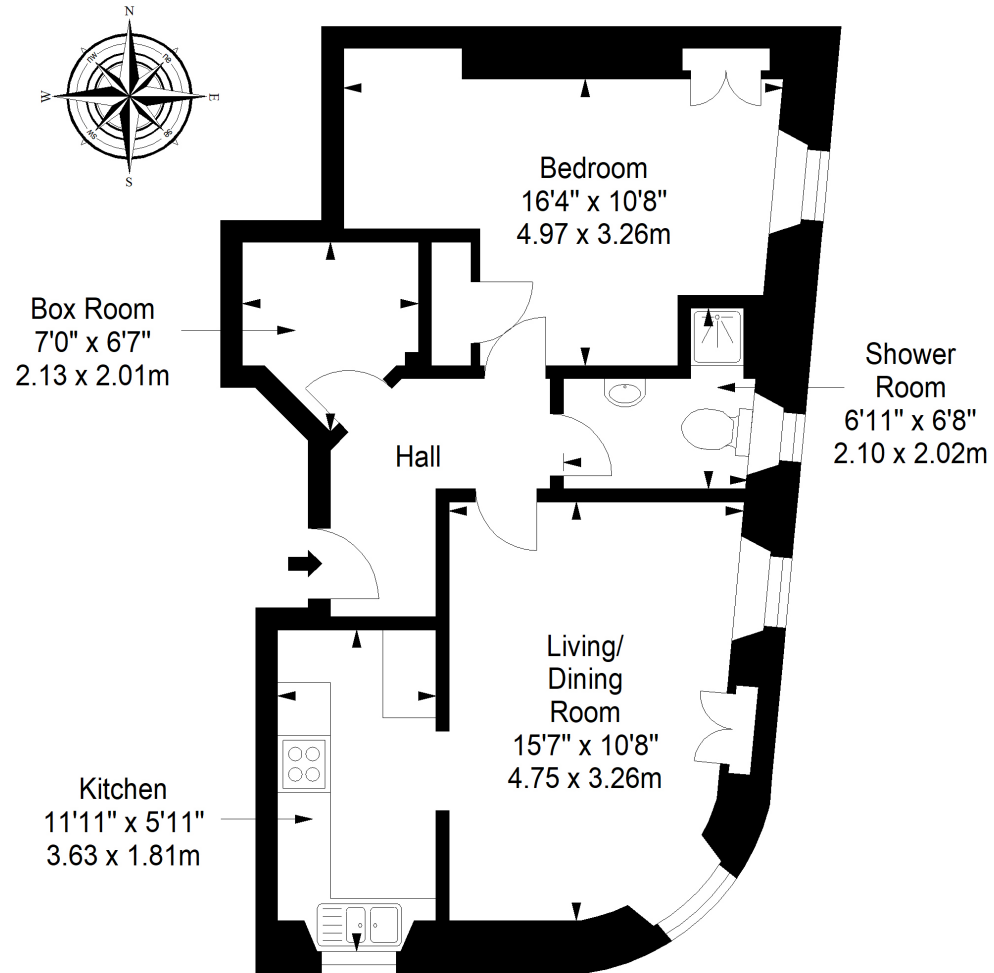
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 01620 893 481

Second Floor

Approx. 50.6 sq. metres (544.7 sq. feet)



Total area: approx. 50.6 sq. metres (544.7 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
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GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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