



8A Clifford Road

NORTH BERWICK, EAST LOTHIAN, EH39 4PW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying a superb location in North Berwick, recently voted the best place to live in the UK by The Sunday Times, this deceptively spacious and bright one-bedroom home presents a fantastic opportunity. Situated on the ground floor and approached via a gated front garden, the front door opens into a light and airy hallway with wood-inspired flooring and a crisp décor. From here you move into a generous south-facing dining sitting room. Featuring the same tasteful interior as the hallway, two built-in cupboards, and a living flame fireplace set into an oak mantle and stone hearth, it exudes a warm and welcoming ambience. Adjacent is a modern galley-style kitchen featuring white wall and floor units, a white tiled splashback, and matte black worktops with ample room for freestanding appliances. The double bedroom

with a delightful aspect over the rear garden is a peaceful retreat that allows for a versatile furniture configuration, whilst the well-appointed bathroom comprises a WC, washbasin, and bath with a wall-mounted shower. Externally the well-kept shared rear garden comprises of an expansive drying green with seating.

FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings, and integrated appliances & white goods to be included in the sale.



PROPERTY FEATURES

- ❑ One-bedroom ground floor apartment
- ❑ South-facing sitting/dining room
- ❑ Modern galley-style kitchen
- ❑ Well-appointed bathroom
- ❑ Comfortable double bedroom
- ❑ Shared rear garden and drying green
- ❑ Double glazing
- ❑ Electric heating
- ❑ EPC - F
- ❑ Council tax band - B

NORTH BERWICK

Recently 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 newly renovated 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.



PARIS STEELE

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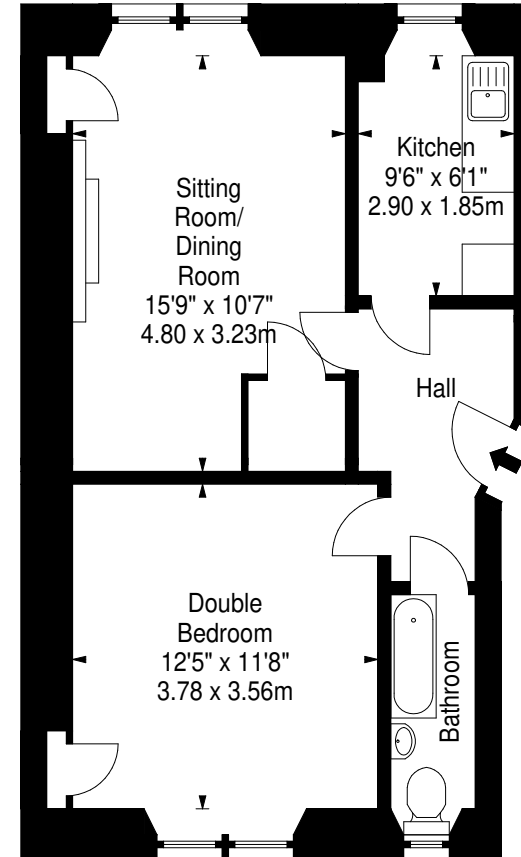
property@parissteele.com

PARIS STEELE Property

Clifford Road,
North Berwick,
East Lothian, EH39 4PW



Approx. Gross Internal Area
499 Sq Ft - 46.36 Sq M
For identification only. Not to scale.
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Ground Floor

Please Note:

- While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
- The Home Report and more information for this property is available from parissteele.com
- 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.
- 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.

