



7 Melbourne Place

NORTH BERWICK, EAST LoTHIAN, EH39 4JR

Property
PARIS STEELE

01620 497497 | [parissteele.com](https://www.parissteele.com)

7 Melbourne Place is a must-see property offering style, comfort, and convenience.



PROPERTY DESCRIPTION

Minutes from North Berwick Beach, High Street, and Harbour this impressive two-bedroom residence spanning two floors enjoys a coveted location. From a welcoming entrance hallway, an inner door leads you directly into the bright and spacious open sitting room and kitchen. Boasting a chic interior décor of plush carpeting, neutral wall finishes and ambient lighting the sitting room is warm and welcoming and benefits from plentiful natural light. The adjoining modern kitchen with an east and west-facing aspect is laid out in an L-shape to maximise upon the space and conveniently leads outside. White gloss wall and floor units with black hardware are set against a white tiled splashback and sleek worktops to create a stylish aesthetic. There is ample room for freestanding appliances. Returning to the entrance hallway and elegant carpeted stairs take you to the two light and airy double bedrooms. Cosy and inviting with a sophisticated colour palette they each benefit from built-in storage.

On this floor also lies the fully tiled shower room comprising a corner enclosure, washbasin built into vanity, and WC. There is a courtyard garden adjacent which offers low maintenance outdoor space. The courtyard is paved and cobbled for easy keeping. There is on-street parking in and around the surrounding streets. Whether as a buy-to-let investment, desirable pied-à-terre or home, this property is a must-see offering style, comfort, and convenience.

FIXTURES & FITTINGS

All fitted floor coverings, fixtures and fittings, integrated appliances and white goods will be included in the sale



PROPERTY FEATURES

- ❑ Two-bedroom coastal property
- ❑ Light-filled open sitting room/kitchen
- ❑ Two light and airy double bedrooms
- ❑ Modern shower room
- ❑ Secondary glazing
- ❑ Gas central heating
- ❑ Courtyard Garden
- ❑ EPC - D
- ❑ Council tax band - C

NORTH BERWICK

Consistently voted one of the best places 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.



**Melbourne Place,
North Berwick,
East Lothian, EH39 4JR**



Approx. Gross Internal Area
548 Sq Ft - 50.91 Sq M
For identification only. Not to scale.
© SquareFoot 2024



PARIS STEELE

Thinking of selling your existing property?

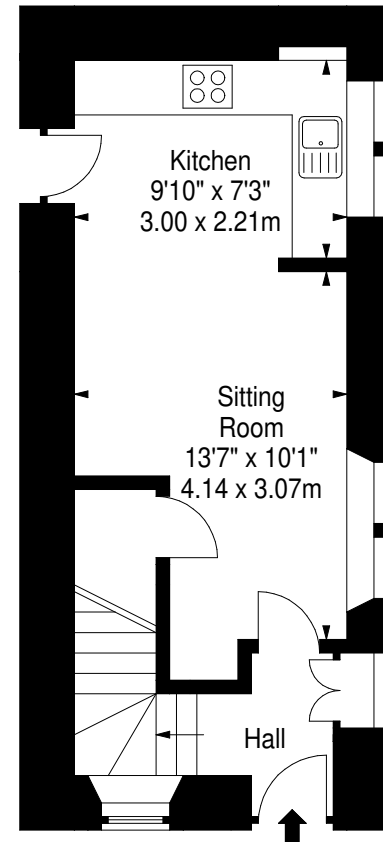
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive fees for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

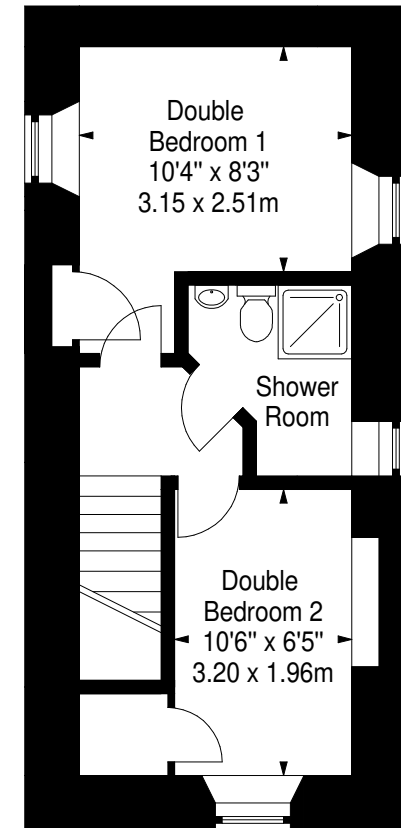
Let's talk

01620 497 497

property@parissteele.com



Ground Floor



First Floor

Please Note:

1. 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.
2. The Home Report and more information for this property is available from parissteele.com
3. 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.
4. 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.