



10A Balfour Street

NORTH BERWICK, EAST LOTHIAN, EH39 4JY

Property
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PROPERTY DESCRIPTION

Boasting a highly desirable location just steps away from North Berwick's stunning beach, this four-bedroom double-upper Victorian terraced villa offers an exceptional opportunity - in need of modernisation. Situated on the second and third floors of a handsome red sandstone building, the property features a carpeted hallway leading to a light-filled and spacious west-facing sitting room and adjoining dining room, overlooking Balfour Street. With sash and case bay windows, a shelved press, and a carved ornate mantle housing a living flame fireplace, the sitting room exudes warmth and elegance, while the dining room features a charming ceiling rose.

Across the hallway, a further versatile living and reception area leads to a sizeable east and south-facing kitchen, which, while in need of cosmetic updates, offers ample wall and floor units, worktops, and space for freestanding appliances. A comfortable double bedroom and a family bathroom complete the layout on this floor. Ascending the carpeted staircase, you find three generously proportioned double bedrooms, one of which is currently used as a bright home office. The principal bedroom enjoys access to a private west-facing balcony with captivating sea views. These bedrooms share a second bathroom, equipped with a bath, shower enclosure, WC, and washbasin.

Externally, the property boasts a shared wall garden/drying green and there is on-street parking.





PROPERTY FEATURES

- ✦ Four-bedroom double upper villa
- ✦ Light-filled west-facing sitting room
- ✦ Dining room
- ✦ Versatile living and reception room
- ✦ Four double bedrooms (one with west-facing balcony)
- ✦ Sizeable kitchen
- ✦ Two bathrooms
- ✦ Gas central heating
- ✦ Shared rear garden/drying green
- ✦ On-street parking

FIXTURES & FITTINGS

All floor coverings, light fixtures, and curtains/blinds will be included in the sale (not inclusive of the main bedroom curtains). White goods included are the tumble dryer, tall fridge/freezer, dishwasher, and oven.



NORTH BERWICK

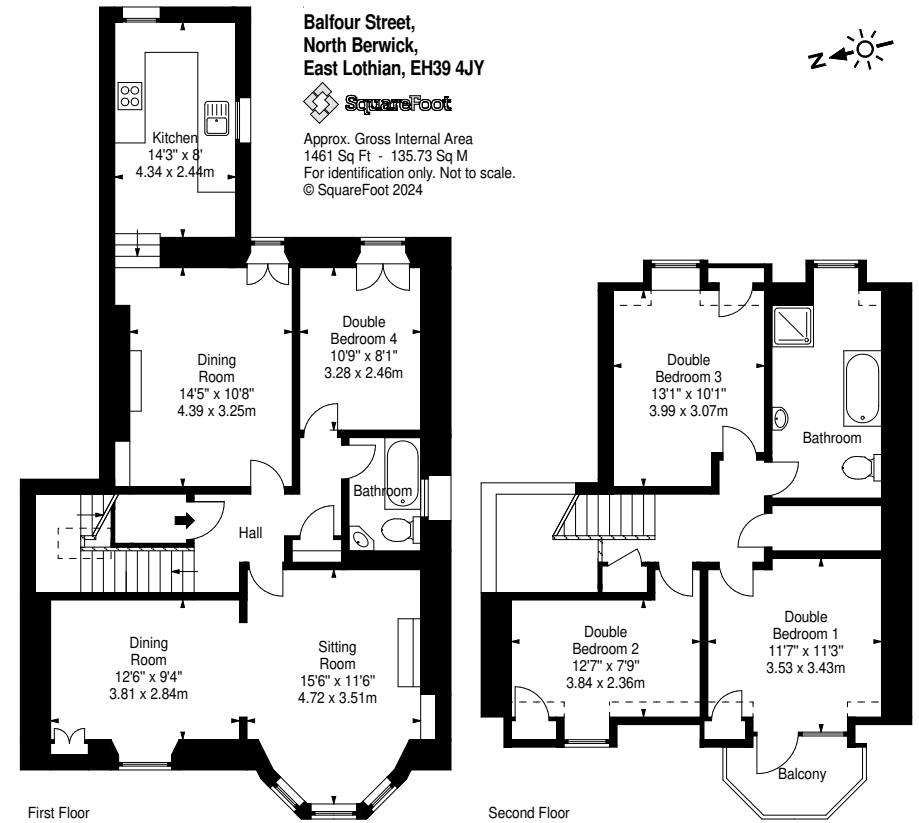
Recently voted the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

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.





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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.

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