



3 Bass Rock View

CANTY BAY, NORTH BERWICK, EAST LOTHIAN, EH39 5PJ

Property
PARIS STEELE

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Charming 3-bed home on the outskirts of North Berwick. Stunning views, in a peaceful location.



PROPERTY DESCRIPTION

This charming three-bedroom residence, located on the outskirts of North Berwick, offers stunning views of the coast, the Bass Rock, and North Berwick Law, providing a perfect blend of semi-rural tranquillity and modern comfort. Nestled in a row of similar properties, the home welcomes you through a bright hallway. Straight ahead, the spacious south-west-facing sitting room, with its sliding patio doors, frames breathtaking views of the surrounding fields and North Berwick Law while offering direct access to the rear garden. It is adorned with plush carpeting, soft wall finishes, and a marble mantle to create a warm ambience. Adjacent, elegant French doors lead to a versatile dining room that seamlessly connects to a light-filled conservatory. This delightful space, with its panoramic garden, is perfect for year-round relaxation and entertaining. The ground floor also features a comfortable double bedroom and a modern kitchen, well-appointed with oak-effect cabinetry, quartz-effect worktops, and integrated appliances including an extractor hood, oven, and gas hob. Upstairs, the principal double bedroom boasts built-in mirrored wardrobes and a stylish en-suite shower room with a towel radiator, washbasin,

and hidden cistern WC. A second double bedroom, also with built-in mirrored wardrobes, and a family bathroom with a bath, WC, and washbasin complete the internal accommodation. Externally, the enclosed south-west-facing rear garden with its spectacular outlook is a most idyllic retreat and features low-maintenance decorative stones. Residents also benefit from a private garage. There is access from the front of the property to the rear via a covered passage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and curtains and blinds, integrated appliances and fridge-freezer and washing will be included in the sale. The large living room mirror and the stair-lift will be included if required.



PROPERTY FEATURES

- α Three double bedrooms (one with en-suite shower room)
- α Light-filled south-west-facing sitting room
- α Versatile dining room leading to the conservatory
- α Well-appointed conservatory
- α Modern kitchen
- α Family bathroom
- α Enclosed south-west-facing rear garden
- α Detached garage
- α Double glazing
- α LPG Heating
- α EPC - E
- α Council tax band - E

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.



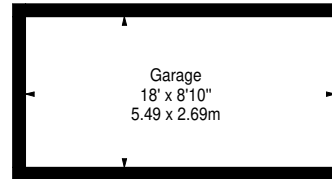
**Bass Rock View,
Canty Bay,
North Berwick,
East Lothian, EH39 5PJ**



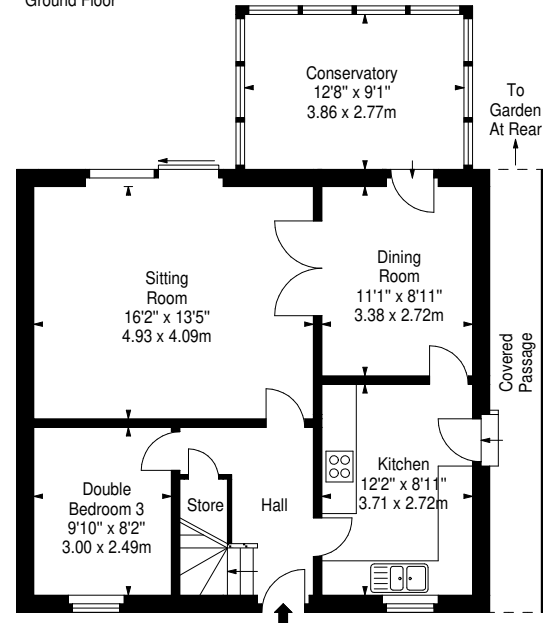
Approx. Gross Internal Area
1212 Sq Ft - 112.59 Sq M
Garage

Approx. Gross Internal Area
158 Sq Ft - 14.68 Sq M

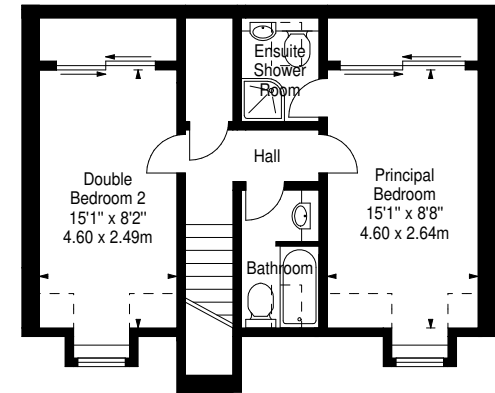
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Ground Floor



Ground Floor



First Floor

PARIS STEELE

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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.

