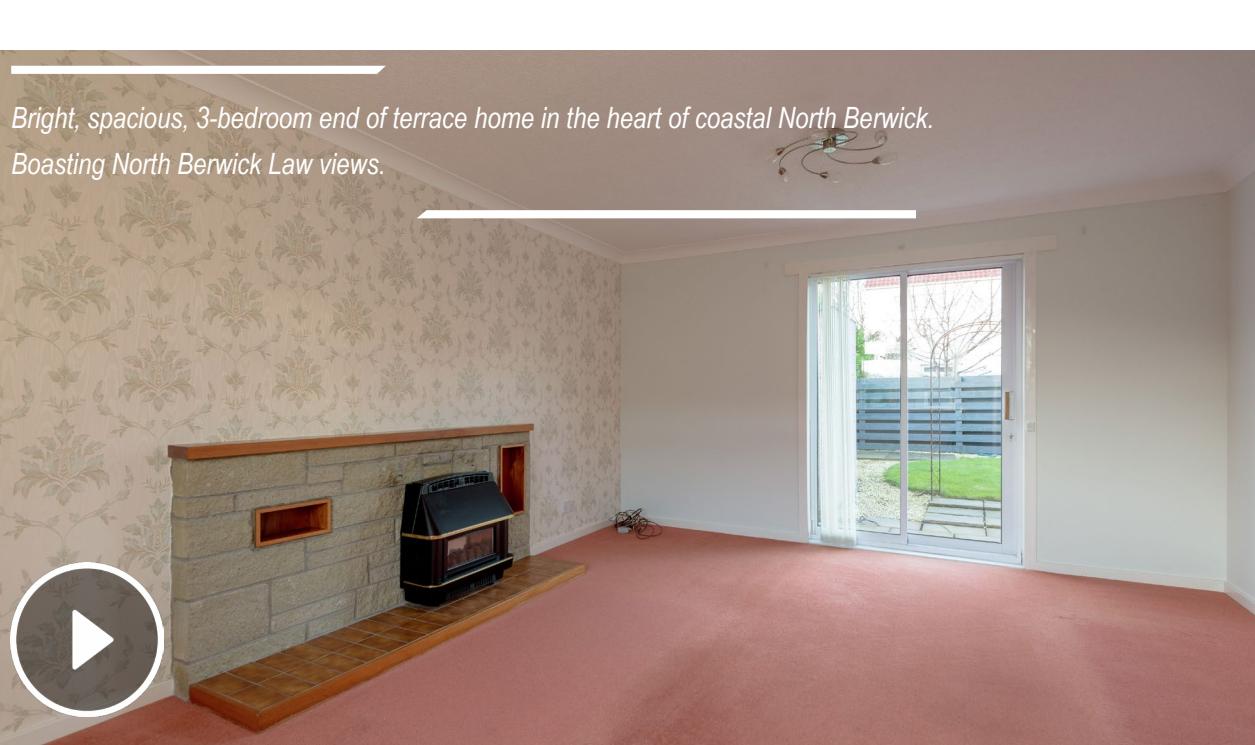




**51 Craigleith Avenue**  
NORTH BERWICK, EAST LOTHIAN, EH39 4EH

Property  
**PARIS STEELE**  
01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Boasting captivating North Berwick Law views from its well-kept garden, this bright and spacious three-bedroom end-terrace home in the sought-after town of North Berwick offers buyers a comfortable lifestyle.

To the left of the carpeted hallway lies a light-filled dual-aspect sitting room that offers a seamless flow into the rear garden. Generously proportioned, enjoying an east and west orientation, and with a gas fireplace and tasteful décor it is warm and inviting. Across the hallway is a dining kitchen ideal for day-to-day living and offering garden access. With views to the front and rear it features oak-effect wall and floor units, white worktops, and integrated appliances including a gas hob. A considered divide between the two areas is achieved by a change in flooring.

Ascending the staircase, you arrive at three light and airy double bedrooms each of which shares access to a well-appointed

shower room. The property benefits from useful built-in storage on both floors.

Externally, the enclosed west-facing rear garden is a charming retreat. With its combination of lawn, paving, decorative stones, and spectacular backdrop of North Berwick Law, it offers a delightful outdoor space. A shed with electricity supply provides additional storage and there is a unique gazebo for relaxation. There is residents' parking.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures and living room blinds to be included in the sale. The kitchen has a built-in gas cooker top and integrated dishwasher. The small garden gazebo is also included.





## PROPERTY FEATURES

- Three-bedroom end-terrace home
- Dual-aspect sitting room with garden access
- Bright dining kitchen leading to the rear garden
- Three double bedrooms
- Family shower room
- Enclosed west-facing rear garden
- Residents' parking
- Double glazing
- Gas Central Heating
- 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.



## PARIS STEELE

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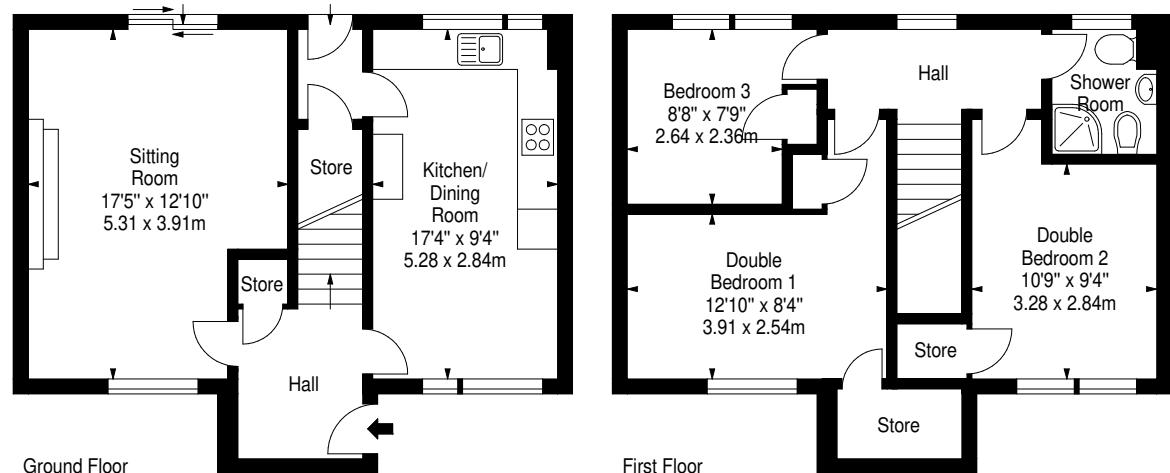
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North Berwick,  
East Lothian, EH39 4EH**



Approx. Gross Internal Area  
978 Sq Ft - 90.86 Sq M  
For identification only. Not to scale.  
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**Property**  
**PARIS STEELE**

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](http://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](mailto: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.