



46A High Street
NORTH BERWICK, EH39 4HQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying an enviable position on North Berwick High Street, just minutes from the scenic beach and picturesque Lodge Gardens, this beautifully presented two-bedroom flat offers an exceptional and rare opportunity. Decorated in coastal blues and whites and adorned with handsome wooden flooring, a light and airy second-floor hallway guides you to a charming south-facing sitting room. Boasting twin sash and case windows, intricate cornicing, a built-in press, and a continuation of the hallway flooring, this is an elegant, warm, and comfortable space further enhanced by an open fireplace and a stylish interior design.

Across the hallway, the spectacular dining kitchen awaits enjoying delightful coastal views. With a contemporary yet timeless look it features a Belfast sink, white shaker-style wall and floor units with butcher block worktops and a serene sage green metro-tiled splashback. Integrated appliances include a range-style gas hob, oven, and fridge/freezer. The welcoming dining area ideal for informal day-to-day living or entertaining boasts a handcrafted built-in seat. From here, the principal double bedroom with its

generous proportions and sophisticated décor is flooded with natural light from south-facing twin sash and case windows. An open cast iron fireplace nestled in an ornate mantle makes a stunning focal point. The remaining double and a versatile box room/single bedroom, are both tastefully decorated. All share access to a fully-tiled bathroom equipped with a washbasin, WC, and bath with a wall-mounted shower. Externally the property benefits from a shared courtyard to the rear with a gate leading to Forth Street Lane, providing easy access to the beach. On-street parking is available in the surrounding streets.

FIXTURES & FITTINGS

All light fittings, blinds, integrated oven, hob and extractor fan, fridge/freezer, washing machine and dishwasher will be included in the sale. Furniture may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Two-bedroom apartment (+ box room)
- ❑ Elegant south-facing sitting room
- ❑ Spacious dining kitchen with coastal views
- ❑ Contemporary bathroom
- ❑ Two double bedrooms
- ❑ Versatile box room
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Shared courtyard
- ❑ On-street parking
- ❑ EPC - E
- ❑ Council tax band - D
- ❑ Tenure - Freehold

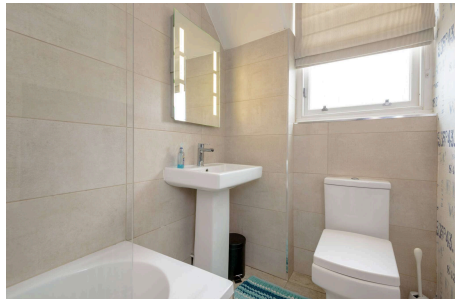
NORTH BERWICK

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 caf  s 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.

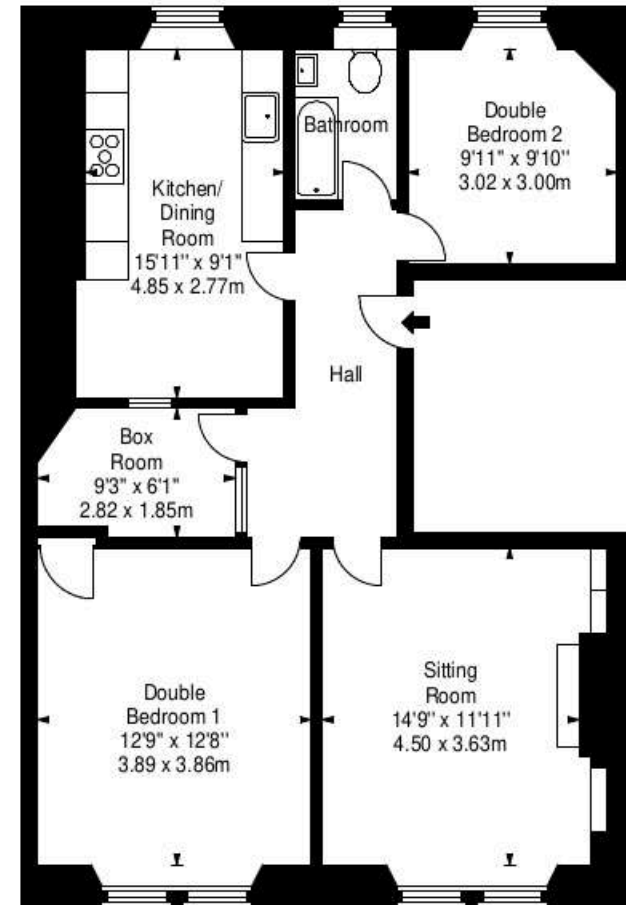
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



High Street,
North Berwick,
East Lothian, EH39 4HQ



Approx. Gross Internal Area
867 Sq Ft - 80.54 Sq M
For identification only. Not to scale.
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Second Floor

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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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.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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