



16 Balfour Street
NORTH BERWICK, EH39 4JY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying stunning views across North Berwick's Milsey Beach to the Bass Rock and Craighleith Island this beautifully presented three-bedroom apartment presents a rare opportunity to acquire a beachfront home in what has been voted the best place to live in the UK.

Situated in a handsome red sandstone building, skylit carpeted stairs lead from the first-floor entrance to the hallway and into a charming sitting room where original sash and case windows frame sweeping coastal views. With plush carpeting, a vertical radiator, and a living flame fireplace set in a striking mantle, it's a delightful space to relax and soak in the scenery. Adjoining is an impressive and spacious dining kitchen opening to a private north, south, and west-facing balcony with a spectacular coastal outlook. Boasting white wall and floor units, Butcher block worktops, and an aqua-coloured tiled splashback it exudes a light and airy ambience. Along with a Belfast sink, integrated appliances include a hob, oven, and grill.

The three spacious double bedrooms enjoy plentiful natural

light along with a tasteful interior design and built-in storage. One bedroom is currently styled as an additional sitting room and features a living flame fireplace with an ornate insert, as well as access to a private balcony with chic louvred shutters. A stylish, contemporary shower room with beach views completes the accommodation, featuring a WC, washbasin built into vanity, chrome towel radiator, and distinctive blue mosaic tiling that echoes the home's stunning seaside setting.

Externally there is on-street parking, and a shared drying green.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven/grill/hob and extractor fan are all included in the sale. Some furniture may be available by separate negotiation.





PROPERTY FEATURES

- ❑ Three-bedroom second floor apartment
- ❑ Light-filled sitting room
- ❑ Dining kitchen with private balcony
- ❑ Three double bedrooms, one with private balcony
- ❑ Contemporary shower room
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - E
- ❑ Council tax band - D
- ❑ On-street parking
- ❑ Annual Service Charge - Ad hoc communal repairs

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 cafès 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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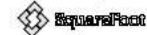
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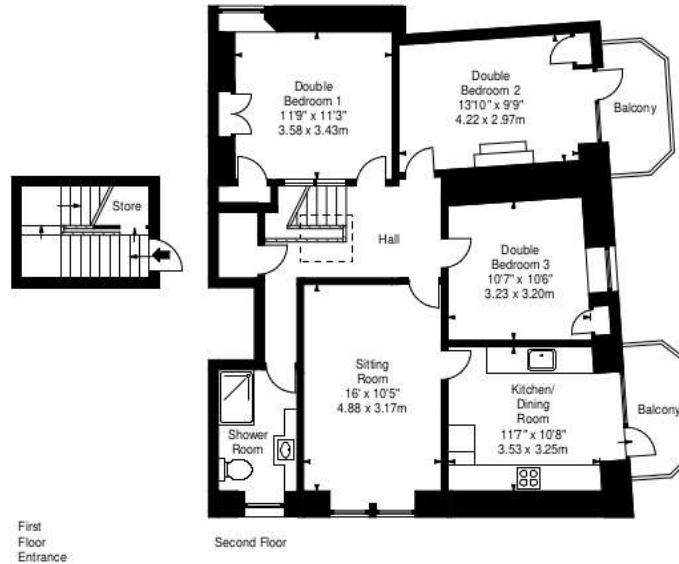
property@parissteele.com

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North Berwick,
East Lothian, EH39 4JY



Approx. Gross Internal Area
1050 Sq Ft - 97.55 Sq M
For identification only. Not to scale.
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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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