

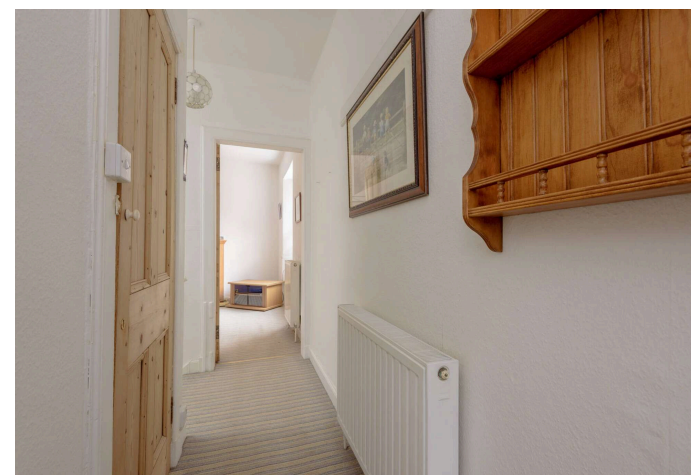
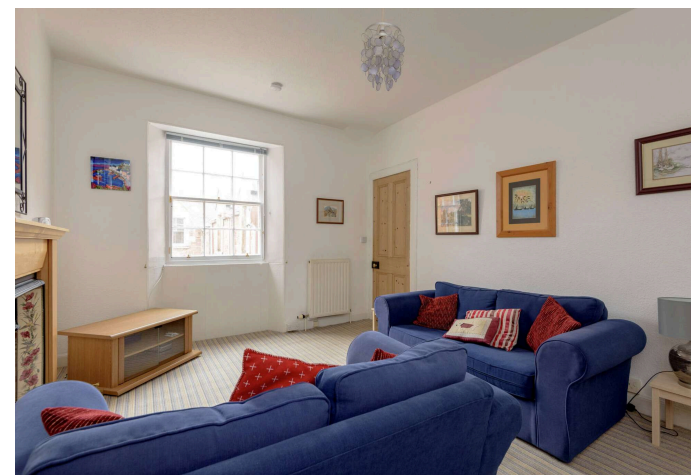


27A Melbourne Place

NORTH BERWICK, EH39 4JS

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Mere steps from North Berwick's Milsey Bay Beach this light and airy one-bedroom first-floor flat enjoys a highly sought-after location in what has been voted the best place to live in the UK.

From the ground floor hallway, carpeted stairs ascend to the spacious and inviting south-facing sitting room. Decorated with plush carpeting, a neutral décor, and a living flame fireplace housed in an oak mantle with a tiled insert it is a wonderful place in which to relax. A built-in cupboard provides additional storage. Conveniently adjoining is a compact modern kitchen showcasing white wall and floor units, a tiled splashback, and smooth grey worktops. With a breakfast bar allowing for informal dining. Bright and cosy, the carpeted double bedroom enjoys

a west-facing outlook and features bespoke built-in wardrobes. Completing the accommodation is a shower room equipped with a WC and washbasin. Externally there is on-street parking in the surrounding streets.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, free-standing oven, fridge, and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ One-bedroom first floor flat
- ❑ South-facing sitting room
- ❑ Modern kitchen
- ❑ Light and airy west-facing double bedroom
- ❑ Shower room
- ❑ Double glazing
- ❑ Gas central heating
- ❑ On-street parking
- ❑ EPC - D
- ❑ Council tax band - B
- ❑ Tenure - Freehold

NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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 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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- ❑ Competitive feeds for a bespoke personal service
- ❑ Extensive marketing on the leading property portals
- ❑ Comprehensive use of social media
- ❑ Clear and practical advice

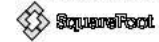
Let's Talk

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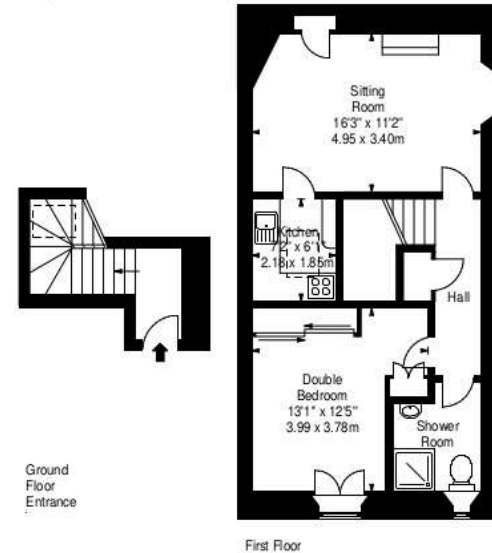
property@parissteele.com

PARIS STEELE Property

Melbourne Place,
North Berwick,
East Lothian, EH39 4JS



Approx. Gross Internal Area
600 Sq Ft - 55.74 Sq M
For identification only. Not to scale.
© Square Foot 2025



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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