



44 Lady Jane Gardens

NORTH BERWICK, EH39 4ER

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled in a sought-after North Berwick residential area, this bright and spacious four-bedroom mid-terrace home offers an ideal setting for family life, with excellent proximity to schools, the vibrant High Street, and the picturesque beach. The property is approached via a low-maintenance, south-facing garden with driveway, leading into a welcoming vestibule and carpeted hallway. To the left, a light-filled dual-aspect sitting room enjoys an elegant décor, plush carpeting, and a living flame fireplace. French doors open onto the south-facing front patio, creating a warm and inviting atmosphere for daily life. From here, the layout flows seamlessly into the kitchen, which offers direct access to the enclosed rear garden. The kitchen is fitted with classic white shaker-style cabinetry, a tiled splashback, and quartz-effect worktops, with generous space for freestanding appliances.

A tasteful garage conversion has created a south and west-facing carpeted bedroom which could also make a second

family room depending on individual needs. Completing the ground floor is a stylish, modern shower room. Upstairs, three comfortable double bedrooms await, two featuring built-in overhead cabinetry and boasting views across to the Forth. They share access to a well-appointed family bathroom, complete with a washbasin built into vanity, hidden-cistern WC, and a bath.

Externally, the front and rear gardens are designed for low-maintenance. The south-facing front garden features a patio and established plants, while the rear garden a second patio ideal for outdoor relaxation. A garden shed provides convenient storage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, and appliances will be included in the sale (excluding only the chest freezer).





PROPERTY FEATURES

- ❑ Four-bedroom mid-terrace home
- ❑ Spacious dual-aspect sitting room
- ❑ Well-appointed kitchen with rear garden access
- ❑ Four bedrooms
- ❑ Shower room and family bathroom
- ❑ South-facing front garden, rear garden
- ❑ Driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

NORTH BERWICK

Recently 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 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Bellhaven Hill School in easy reach.

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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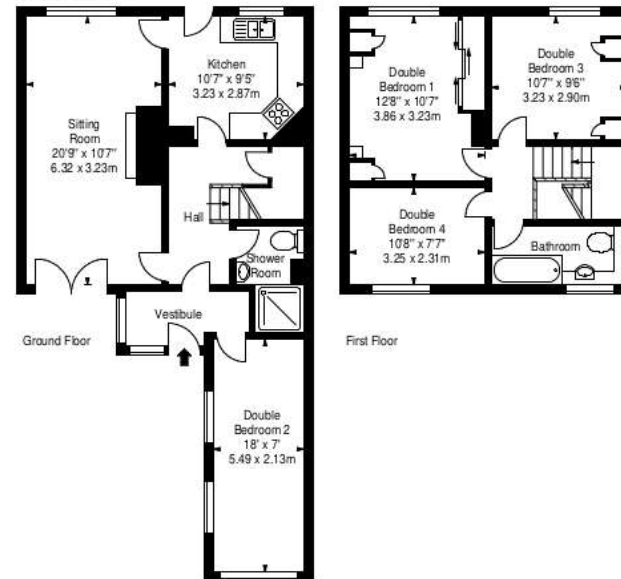
property@parissteele.com

PARIS STEELE Property

Lady Jane Gardens,
North Berwick,
East Lothian, EH39 4ER



Approx. Gross Internal Area
1080 Sq Ft - 100.33 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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