



5 Kirk Ports

NORTH BERWICK, EH39 4HL

Property
PARIS STEELE

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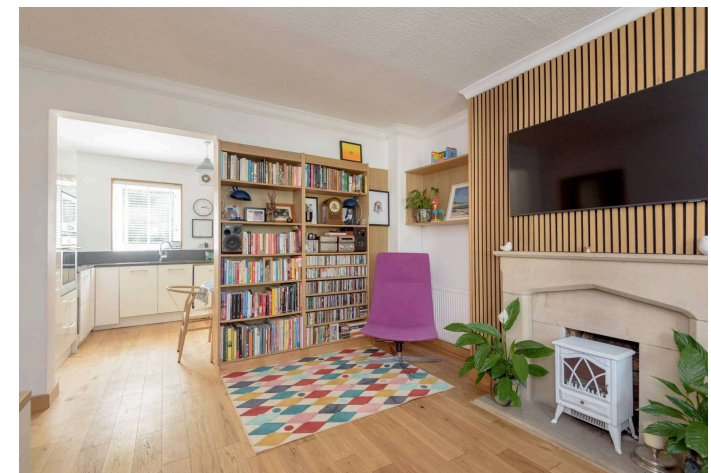
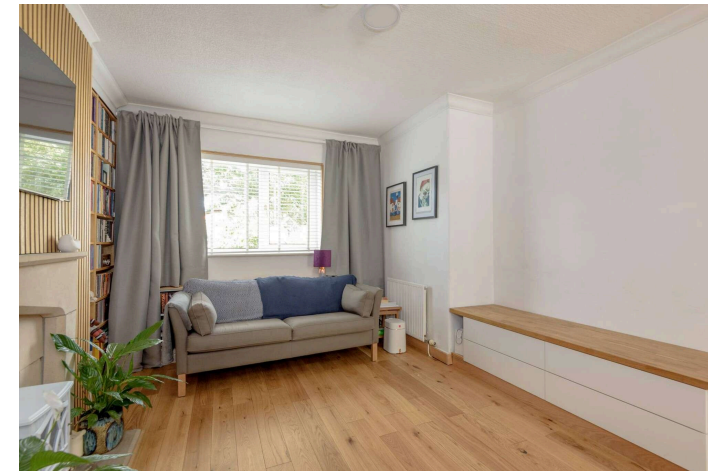


PROPERTY DESCRIPTION

Excellent central location in North Berwick. This charming three bedroom lower villa presents a rare opportunity to be close to North Berwick's stunning beach, vibrant High Street, highly-regarded schooling, and excellent local amenities. Complete with private front garden, private south-facing rear garden and off-street parking for two vehicles, it offers an exceptional lifestyle.

The front gate provides access to a delightful garden path, through to a welcoming hallway, leading in turn to a bright and elegantly decorated sitting room, which flows seamlessly into the adjoining breakfasting kitchen.

Featuring attractive oak flooring, built-in shelving, stylish wall paneling, and a feature fireplace, the sitting room provides a warm and inviting space for day-to-day living. The south-facing breakfasting kitchen enjoys direct access to the garden and is fitted with sleek gloss white units, complemented by oak flooring, oak topped and smooth black composite stone worktops. Integrated appliances, including a fridge-freezer, microwave, oven, and hob, create a practical and contemporary cooking space.





All three double bedrooms are generously proportioned and filled with natural light, each finished in an appealing, tasteful décor and oak flooring. Their versatile layout makes them equally suitable as bedrooms, guest accommodation, or a home office, and they are served by a well-appointed family bathroom.

Outside, the front garden provides a welcome with a lawn bordered by individual raised beds with fruit trees and flowers, whilst the delightful private south-facing rear garden is thoughtfully arranged into two distinct areas with an attractive alfresco seating area, perfect for outdoor dining and relaxing.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated fridge freezer, oven, microwave and hob will be included in the sale, as is the garden shed.





PROPERTY FEATURES

- ❑ Three bedroom lower villa
- ❑ Stylish and bright sitting room
- ❑ South-facing breakfasting kitchen with garden access
- ❑ Three double bedrooms
- ❑ Well-appointed bathroom
- ❑ Private front garden
- ❑ Private south-facing rear garden
- ❑ Private two vehicle driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ 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 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 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

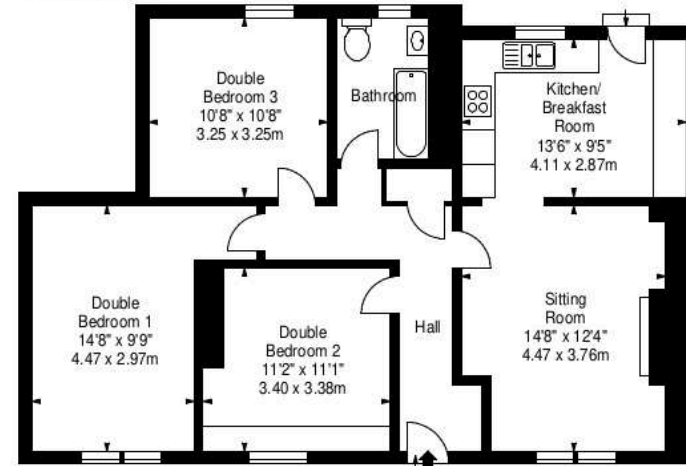




Kirk Ports,
North Berwick,
East Lothian, EH39 4HL



Approx. Gross Internal Area
903 Sq Ft - 83.89 Sq M
For identification only. Not to scale.
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Ground Floor

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Please Note:

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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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