



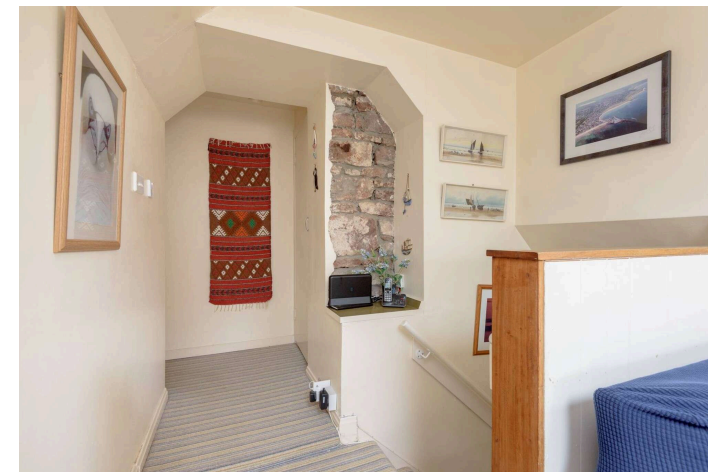
PARIS STEELE

11 Old Granary, Harbour Terrace

NORTH BERWICK, EH39 4JW

Property
PARIS STEELE

01620 497497 | parisstele.com



PROPERTY DESCRIPTION

Enjoying an enviable position opposite North Berwick's beautiful West Bay Beach and just a short stroll from the town's bustling High Street, this rarely available two-bedroom harbour home presents an exceptional opportunity to acquire a charming coastal retreat.

Accessed via a private ground-floor entrance, stairs lead to a generous open-plan sitting, dining, and kitchen area on the first floor. Flooded with natural light from two rooflights, and decorated in warm neutral tones, the inviting living space is enhanced by soft carpeting and a bespoke south-east-facing window seat. The kitchen is thoughtfully screened from the living area and, whilst compact, is well equipped with an excellent range of wall and floor units, generous worktop space, and provision for freestanding appliances.

A family bathroom with shower over bath, offering scope for cosmetic modernisation, completes the first-floor accommodation.

Returning to the ground floor, there are two spacious double bedrooms, both enjoying a bright south-east-facing aspect that creates a light and airy atmosphere throughout. Externally, the property benefits from an allocated parking space.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, cooker, fridge-freezer, microwave will be included in the sale. Furniture may be available by negotiation.



PROPERTY FEATURES

- Two-bedroom terraced harbour home
- Central location by the West and East Beaches
- South-east-facing sitting/dining room and kitchen
- Bathroom
- Double glazing
- Electric heating
- Allocated parking space
- Conservation Area
- EPC - E
- Council tax band - C
- Tenure - Freehold

NORTH BERWICK

Consistently voted one of the best places 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 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.

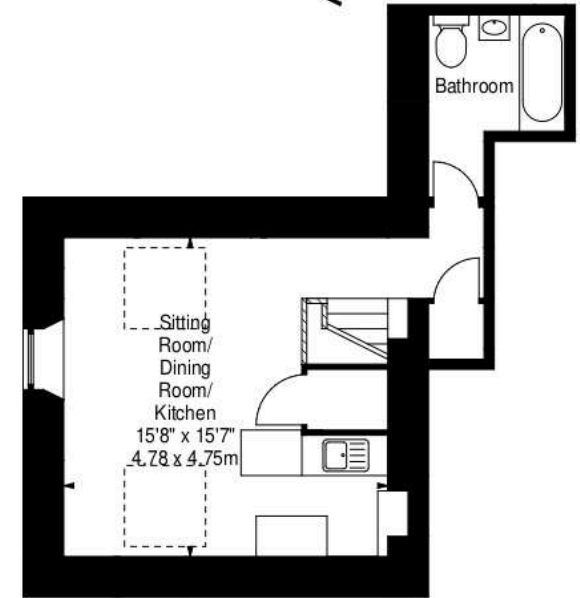
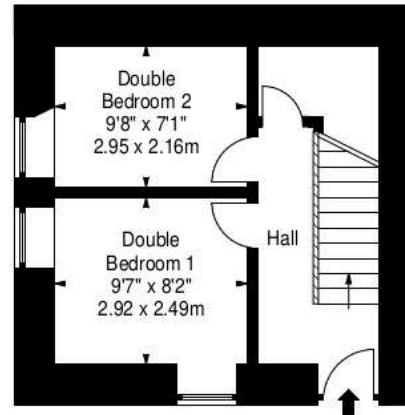
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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



**Harbour Terrace,
North Berwick,
East Lothian, EH39 4JW**



Approx. Gross Internal Area
597 Sq Ft - 55.46 Sq M
For identification only. Not to scale.
© SquareFoot 2026



PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- 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

01620 497 497

property@parissteele.com



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.

