



46 Dunbar Road
NORTH BERWICK, EH39 4DQ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Overlooking North Berwick Rugby Grounds, this beautifully presented two-bedroom upper villa offers bright, stylish living in one of the UK's most desirable towns.

The east-facing sitting room is bathed in natural light and features an elegant décor with a soft colour palette, wood-effect flooring, and a contemporary wall-hung living flame fireplace.

Adjoining, the modern kitchen is finished with duck egg blue and white cabinetry, complemented by solid oak worktops, a Belfast sink, and a metro-tiled splashback. There is generous space for freestanding appliances, along with a built-in cupboard providing additional storage.

Both spacious double bedrooms are carpeted and enjoy a light, airy outlook, while a sleek, modern bathroom serves the home, complete with a bath and wall-mounted shower, washbasin built into vanity, and a WC.

To the front a spacious private garden, and to the rear the shared drying green, which is overlooked by North Berwick law and features a lawn, paved areas, and mature borders. Ample on-street parking is also available.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtain rails, cooker, integrated extractor fan, stand-alone fridge-freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- ❑ Two-bedroom upper villa
- ❑ Bright and spacious east-facing sitting room
- ❑ Modern kitchen
- ❑ Two double bedrooms
- ❑ Family bathroom
- ❑ Enclosed front garden
- ❑ Shared rear drying green
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Ample on-street parking
- ❑ EPC - C
- ❑ 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.

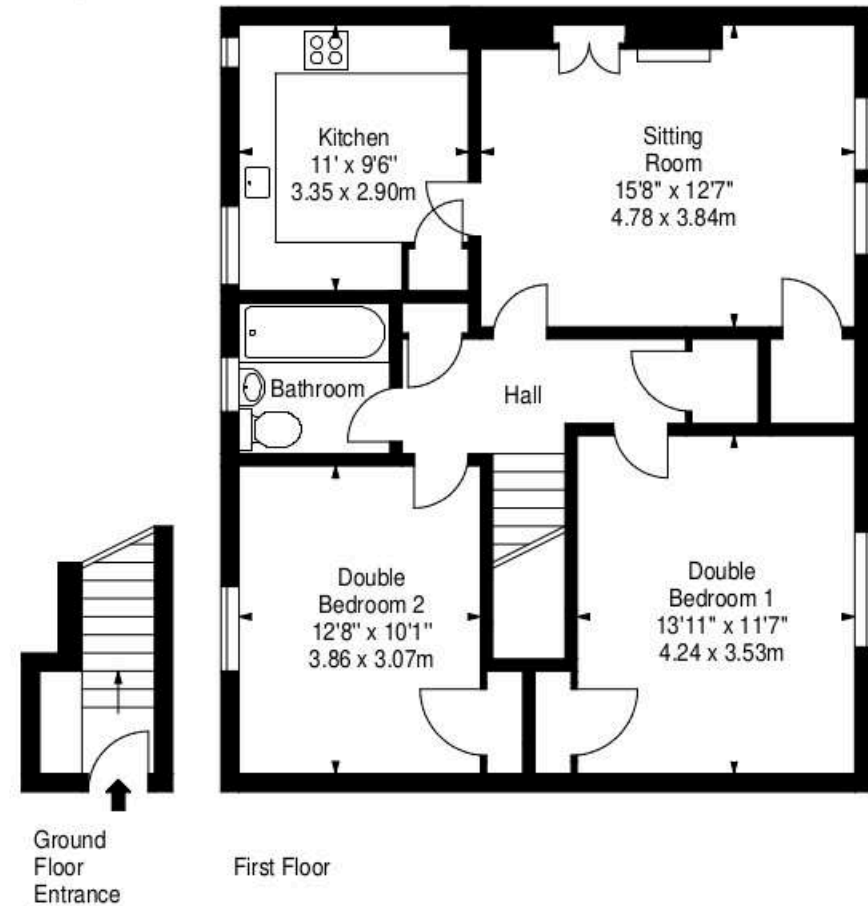
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Dunbar Road,
North Berwick,
East Lothian, EH39 4DQ**



Approx. Gross Internal Area
827 Sq Ft - 76.83 Sq M
For identification only. Not to scale.
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Let's Talk

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PARIS STEELE Property

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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