



4 Market Place

NORTH BERWICK, EH39 4JG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Centrally located and just steps from the beach, this commercial property provides an opportunity to purchase a conveniently situated single room or office space. There is a single east-facing room with a window overlooking Market Place, a small hall area and a shower room with WC. Access is from the main hall in the block and there is a second door to the shared forecourt and shared garden. Ideal for commercial use as an office or storage or given its location could be used as a 'beach hut' style retreat.

PROPERTY FEATURES

- Commercial Unit in town centre
- East-facing single room/office
- Shower room
- Shared covered forecourt and shared garden
- Mains water and electricity
- On-street parking
- EPC - F
- Council tax band - Commerical/Buiness Rates

NORTH BERWICK

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.

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

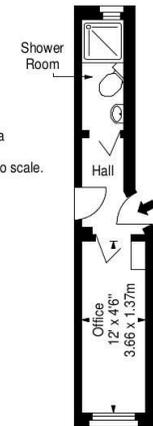
Market Place,
Edinburgh,
EH39 4JG



Approx. Gross Internal Area
104 Sq Ft - 9.66 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



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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