



21C Marine Lodge, Westgate North Berwick

Offers over £590,000



The Property

21C Marine Lodge sits at the top of Westgate, North Berwick, a short stroll from the High Street - one of the most walkable, community-spirited town centres in East Lothian - and offers something genuinely hard to find: space, views, and a sense of arrival. This top-floor property has three bedrooms, outstanding sea views, a private garage, and a garden that functions, in practice, as your own. It is accessed via a private stair shared with one other flat, giving it a quietness and self-containment unusual for a property of this type.

This has been a well-loved family home for many years. It is sold in lived-in condition, full of warmth and personality, and ready for a new owner to bring their own vision to it. The bones are excellent. The opportunity is real.



Arrival and Living Space

Entry is through a private side stairwell, with ample storage on the upper landing - ideal for coats, wetsuits and outdoor kit. Steps lead up to an entrance vestibule before opening into a full-height, genuinely wide hallway, lit from above through a flat cupola. Wide enough for sideboards and artwork, it feels like a room rather than a corridor.

The L-shaped living room earns its status as the heart of the flat - one arm gathering around a gas fireplace, the other opening into a study nook with sea views framed by two large sash windows. Craigleith sits just outside in all weathers.



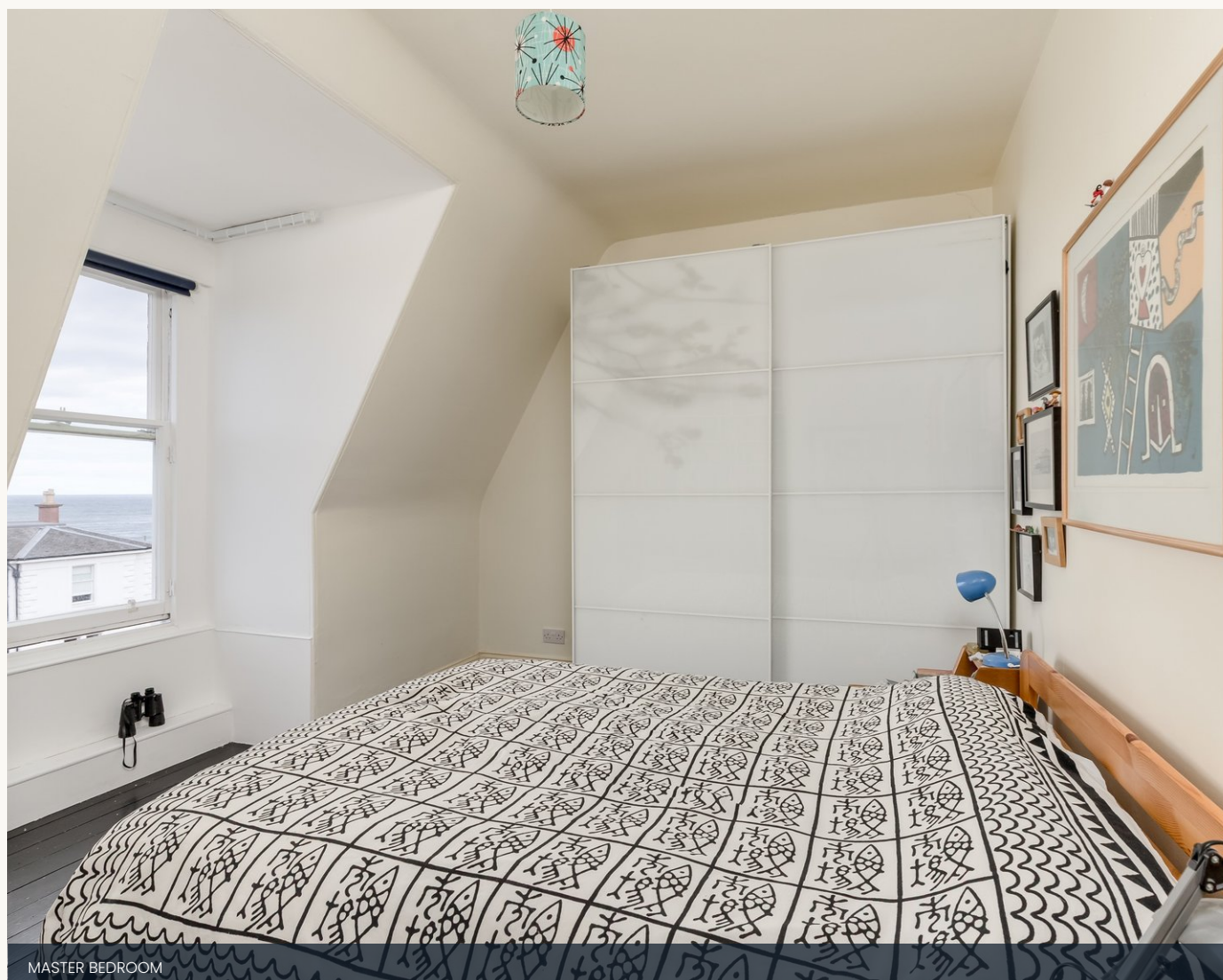
Kitchen

The kitchen is a sit-in kitchen in the truest sense - there is room for a dining table, a seating area, and still space to cook without feeling crowded. The main windows face to the rear, overlooking the garage and parking area, while a side window looks over the garden. A quieter, more private aspect that works well morning and evening.



Bedrooms and Bathroom

The king-size master bedroom sits to the front, overlooking Westgate and the sea beyond, catching the morning light and the ambient life of one of North Berwick's best addresses. Bedroom two is a generous double with a beautiful sash window and functioning wooden shutters. Bedroom three - most likely formed from the original internal stairwell - is a characterful space lit by skylights, working equally well as a bedroom, box room, or home office. The family bathroom has shower over bath, WC and sink, lit by a Velux. Original wooden floors run throughout the flat.



MASTER BEDROOM



BEDROOM TWO



FAMILY BATHROOM



GARDEN

Outside

The garden is lawned and generous, with a raised decking area to the side. It is shared, in title, with one neighbouring flat - but in practice functions as a private outdoor space. A large garden shed is shared between the same two properties.

The flat also benefits from a private garage with power and a single allocated off-street parking space: a combination that is quietly exceptional for a property this close to the centre of North Berwick.



PRIVATE GARAGE AND ALLOCATED PARKING

A Practical Note

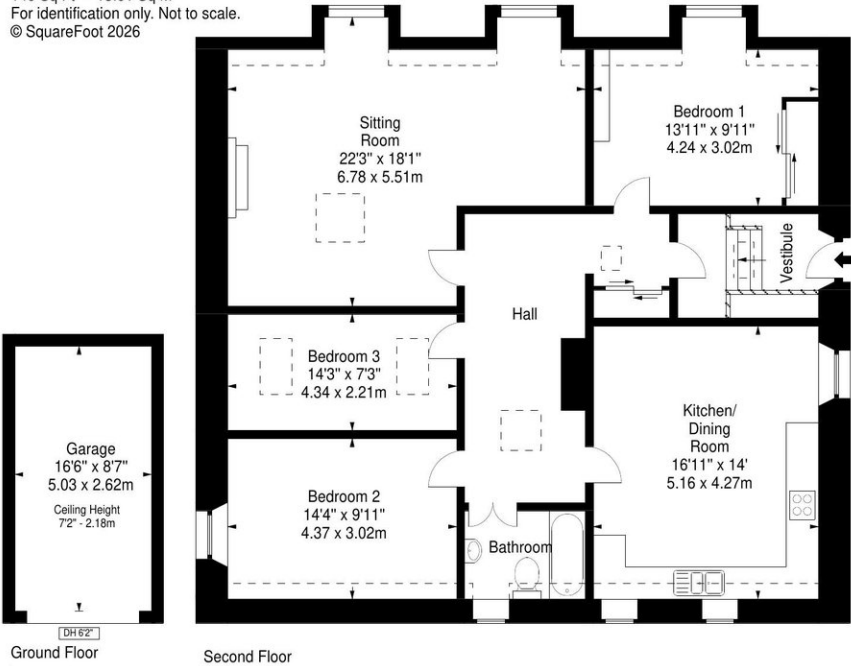
The flat, together with the flat directly below, is owner-occupied. The ground floor flat operates as a short-term let. All communal repairs are current and factoring responsibilities are clearly documented in the title deeds.

Floor Plan

Marine Lodge,
Westgate,
North Berwick,
East Lothian, EH39 4AE



Approx. Gross Internal Area
1286 Sq Ft - 119.47 Sq M
Garage
Approx. Gross Internal Area
140 Sq Ft - 13.01 Sq M
For identification only. Not to scale.
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Ground Floor

Second Floor



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