



7 Abbey Crescent
NORTH BERWICK, EH39 4BU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully tucked away in a no-through road, yet just yards from North Berwick High Street, beach, and train station this well-presented and light-filled three-bedroom home with a charming garden and parking is a rare find.

From an east-facing entrance vestibule overlooking the perfectly manicured front lawn and flowering borders, you move into a spacious and welcoming carpeted hallway with an under-stair storage cupboard. On your right and flooded with light from a large picture window overlooking the rear garden, the generously proportioned sitting room is warm and comfortable with neutral decoration and a living flame fireplace.

Adjacent, the modern kitchen comprises of wall and floor units alongside quartz-effect worktops and a tiled splashback. Integrated appliances include a fridge, freezer and dishwasher as well as a free-standing induction cooker with hob, and extractor hood.

A seamless flow then takes you into a well-appointed south-west-facing sunroom opening to the rear garden. Allowing for dining and boasting a built-in window seat this is a wonderful addition to the property. The ground floor is completed by a light and airy east-facing double bedroom with an en-suite shower room.





Two additional bright double bedrooms are to be found on the first floor and share access to a tiled family bathroom featuring a corner bath, washbasin, WC, and Quadrant shower enclosure. The property benefits from an attic and easily accessible eaves storage running the width of the home.

Meticulously kept, the enclosed rear garden with its neat lawn, pretty borders, and sandstone paving offers a tranquil retreat. A great selection of fruit bushes add to it's charm. Parking is provided for by a detached garage and driveway. The 124/X5 bus stop is mere steps away, as is the train station.



FIXTURES & FITTINGS

All floor coverings, curtains and blinds, light fittings, double oven, extractor fan, washing machine, and chest freezer will be included in the sale. The greenhouse will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom detached home
- ❑ Light-filled sitting room
- ❑ Modern kitchen
- ❑ South-west-facing sunroom
- ❑ Three comfortable double bedrooms, one with en-suite
- ❑ Family bathroom
- ❑ Extensive attic and eaves storage
- ❑ Meticulously kept front and rear gardens
- ❑ Detached garage and driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ 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 newly renovated 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 Belhaven 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.





PARIS STEELE

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Let's Talk

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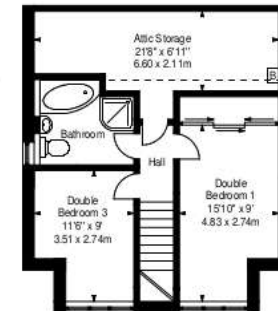
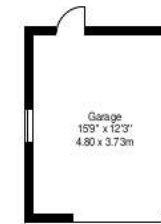
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Approx. Gross Internal Area
1292 Sq Ft - 120.03 Sq M
(Including Attic Storage)
For identification only. Not to scale.
© Square Foot 2025



Garage
Approx. Gross Internal Area
198 Sq Ft - 18.39 Sq M



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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