



# Beach House, 8 Melbourne Road

NORTH BERWICK, EH39 4JP

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Occupying a superb position directly opposite North Berwick's Milsey Bay Beach and minutes from the high street, this rarely available three-bedroom home with private garden now in need of modernisation, offers an exceptional opportunity to create a bespoke coastal residence.

To the left, a bright east-facing sitting room features original wooden flooring and a charming fireplace, providing a comfortable and inviting space in which to relax. Along with the east-facing bedroom, the sitting room boasts views of the bay and across to the Bass Rock.

Forming the ground floor of a handsome detached stone-built property, access is to the right via a private gate and small courtyard to the front door. You are greeted by the entrance vestibule and a spacious hallway.

Passing a sizeable wet room and a west-facing bedroom, the kitchen now requires modernisation but offers excellent potential to be transformed.



There are two further generously proportioned double bedrooms, each filled with natural light, enjoying both east and west-facing aspects.

The accommodation is further enhanced by a useful box room and a versatile west-facing family room with original fireplace, offering flexibility for a variety of uses.

Externally, the enclosed rear garden is majority owned by the downstairs flat, and will make a wonderful alfresco escape for friends and family to enjoy. It should be noted that a very small section belongs to the upper flat. To the front of the property there is a small private courtyard. There is on-street parking.

## FIXTURES & FITTINGS

The property will be sold as seen.





## PROPERTY FEATURES

- Three-bedroom coastal property
- East-facing sitting room
- Spacious west-facing family room
- Kitchen
- Three light and airy double bedrooms
- Wet room
- Box room
- Single glazing
- Electric heating (partial)
- Conservation area
- EPC - F
- Council tax band - E
- On-street parking
- 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 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.

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.

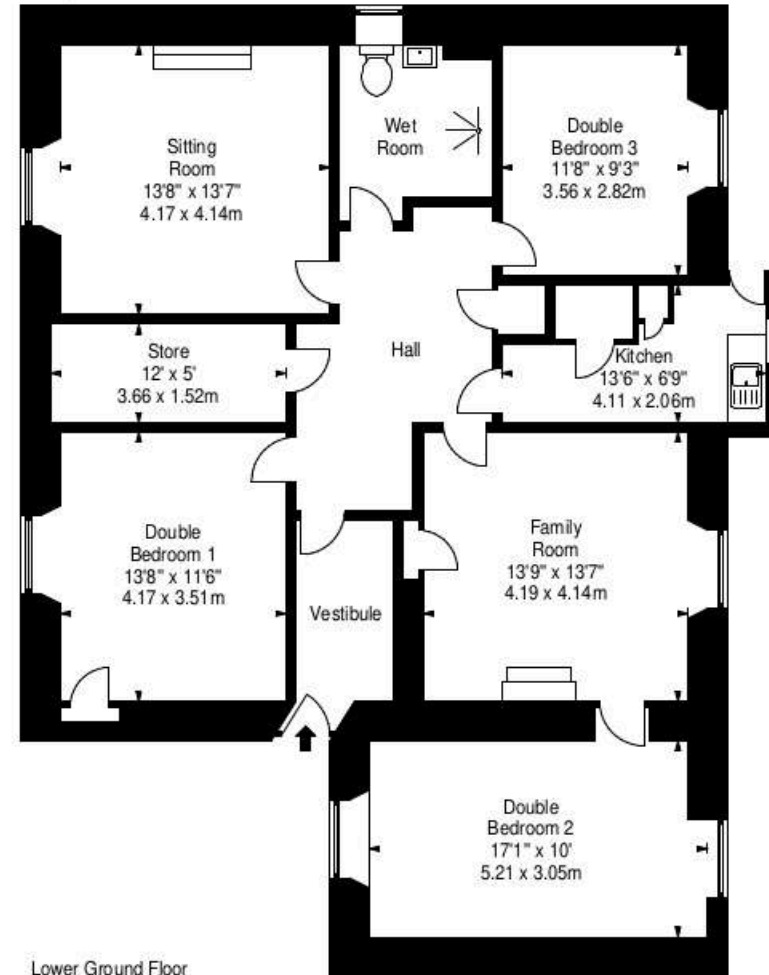




Melbourne Road,  
North Berwick,  
East Lothian, EH39 4JP



Approx. Gross Internal Area  
1339 Sq Ft - 124.39 Sq M  
For identification only. Not to scale.  
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Lower Ground Floor

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