



19 Macnair Avenue

NORTH BERWICK, EH39 4QY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Lying in a popular North Berwick residential setting, minutes from the High School, Lodge Grounds and High Street, this four-bedroom detached home with south-facing gardens and off-street parking presents an excellent opportunity. They share access to a luxurious contemporary bathroom, complete with a large shower enclosure, bath, hidden cistern WC, washbasin built into vanity and a chrome towel radiator. A sizeable utility room with built-in cabinetry completes the ground floor layout.

A ground floor entrance vestibule opens into a carpeted hallway, decorated in appealing neutral tones, which leads to three generously proportioned double bedrooms, each finished with built-in storage. All three rooms are bright, airy and comfortable, offering stunning views across the Firth of Forth. Carpeted stairs then lead to the first floor where you pass a fourth double bedroom and shower room, before ascending into an impressively spacious and light-filled sitting room. With a panoramic coastal aspect and a thoughtfully designed interior, it is a striking space for relaxation, family life, and entertaining.





Adjoining the sitting room is an elegant dining area, ideal for family gatherings. The sitting room also connects to a dual-aspect modern kitchen, featuring shaker-style wall and floor units, a tiled splashback, and wood-effect worktops. At its centre is a desirable range cooker, with ample space for additional freestanding appliances.

To the rear, the south-facing sloping lawn and patio provide an exceptional outdoor space, enhanced by breathtaking views of the Firth of Forth and the island of Craigleith. At the front a low-maintenance paved area offers a lovely retreat with a beautiful aspect. Excellent off-street parking is provided for by two carports and a garage.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, range cooker, extractor hood, fridge-freezer, and washing machine will be included in the sale.



PROPERTY FEATURES

- Four-bedroom detached home
- Light-filled, spacious sitting room with stunning views
- Dining room
- Modern kitchen
- Four double bedrooms
- Contemporary bathroom and shower room
- South-facing rear garden, front-facing patio
- Two car ports and a garage
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - G
- Tenure - Freehold

NORTH BERWICK

Consistently voted as the best place to live in Scotland and 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.

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.





Macnair Avenue,
North Berwick,
East Lothian, EH39 4QY



Approx. Gross Internal Area
1846 Sq Ft - 171.49 Sq M
Garage
Approx. Gross Internal Area
173 Sq Ft - 16.07 Sq M
Carports
Approx. Gross Internal Area
299 Sq Ft - 27.78 Sq M
For identification only. Not to scale.
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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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