



30 Gilbert Avenue
NORTH BERWICK, EH39 4ED

Property
PARIS STEELE
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PROPERTY DESCRIPTION

With spectacular views of North Berwick Law and within walking distance of schooling and amenities, this three-bedroom terraced home in highly sought-after North Berwick offers a great opportunity to acquire a well-presented property in an enviable location.

A monoblock driveway leads you to the front entrance, opening into a welcoming carpeted hallway. To the left, a generous, light-filled sitting room features a large front-facing picture window framing stunning south-facing views. With soft carpeting, a tasteful décor, and an electric-flame fireplace in a stone mantle, this is a warm and inviting space ideal for relaxing. Flowing seamlessly from both the sitting room and the hallway is a sleek, modern dining kitchen with direct access to the rear garden. The kitchen is fitted with white wall and floor units, complemented by black quartz-effect worktops and high-quality integrated appliances including a hob, extractor hood, eye-level grill, and oven.

Upstairs, there are two well-proportioned double bedrooms, one enjoying south-facing views towards North Berwick Law, while the other overlooks the rear garden. The third single bedroom would make a great guest room or study. All are served by a modern shower room comprising a WC and washbasin.

Externally, the enclosed rear garden is beautifully maintained, featuring a lush lawn, neat planted borders, and a paved seating area, offering a tranquil outdoor space. The driveway provides excellent parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated oven, eye-level grill, hob, extractor fan and free-standing fridge-freezer will be included in the sale. The garden shed will also be included.



PROPERTY FEATURES

- Three-bedroom terraced home
- South-facing sitting room with North Berwick Law views
- Spacious dining kitchen opening to the garden
- Two double bedrooms, and one single bedroom
- Sleek shower room
- Enclosed rear garden
- Driveway
- Electric heating
- Double glazing
- Add information
- EPC - E
- Council tax band - C
- Tenure - Freehold

NORTH BERWICK

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 cafès 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.

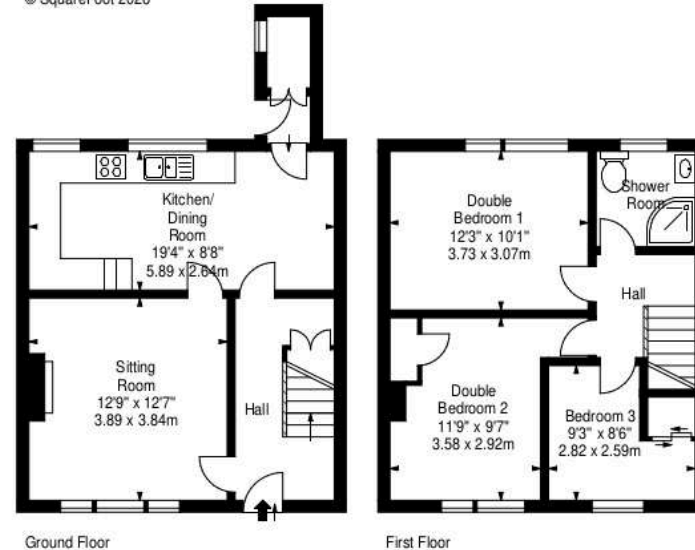
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Gilbert Avenue,
North Berwick,
East Lothian, EH39 4ED



Approx. Gross Internal Area
870 Sq Ft - 80.82 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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