



6 Nungate Road  
NORTH BERWICK, EH39 4PD

Property

**PARIS STEELE**

01620 497497 | [parissteele.com](http://parissteele.com)



## PROPERTY DESCRIPTION

Peacefully situated yet minutes from North Berwick Railway Station and within easy reach of the stunning beach and further living area at the rear - currently used as a bedroom - bustling high street, this one-bedroom semi-detached home offers a charming lifestyle. Set within the grounds of the former Abbey, the property makes an immediate impression with its original stone walls and pantile roof.

The bedroom is light, airy, and includes built-in storage. A sliding door opens onto a south-east-facing conservatory which in turn leads to the garden. A family bathroom completes the layout and is fitted with a bath and wall-mounted shower, WC, washbasin, and chrome towel radiator.

A welcoming hallway leads to the dining room and south-east-facing sitting room. Featuring exposed stonework, wooden beams, and faux-fireplace housing a decorative stove. The space exudes a rustic and cosy ambience.

Returning to the hallway, the modern farmhouse-style kitchen is fitted with shaker-style wall and floor units, complementary worktops, a tiled green splashback, and integrated appliances including a Belfast sink, oven, and hob.

## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated oven with hob (\*not in working order) and extractor fan, washing machine and fridge will be included in the sale.





## PROPERTY FEATURES

- One-bedroom semi-detached cottage
- Light-filled sitting and dining room
- South-west-facing conservatory
- Further living area leading to conservatory
- Kitchen with ample storage
- One bedroom
- Bathroom
- Detached garage
- Expansive private section of large south-west garden
- EPC - C
- Council tax band - E
- 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 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Bellhaven 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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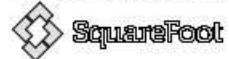
Let's Talk

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Property  
**PARIS STEELE**

**Nungate Road,  
North Berwick,  
East Lothian, EH39 4PD**



Approx. Gross Internal Area

811 Sq Ft - 75.34 Sq M

Garage

Approx. Gross Internal Area

180 Sq Ft - 16.72 Sq M

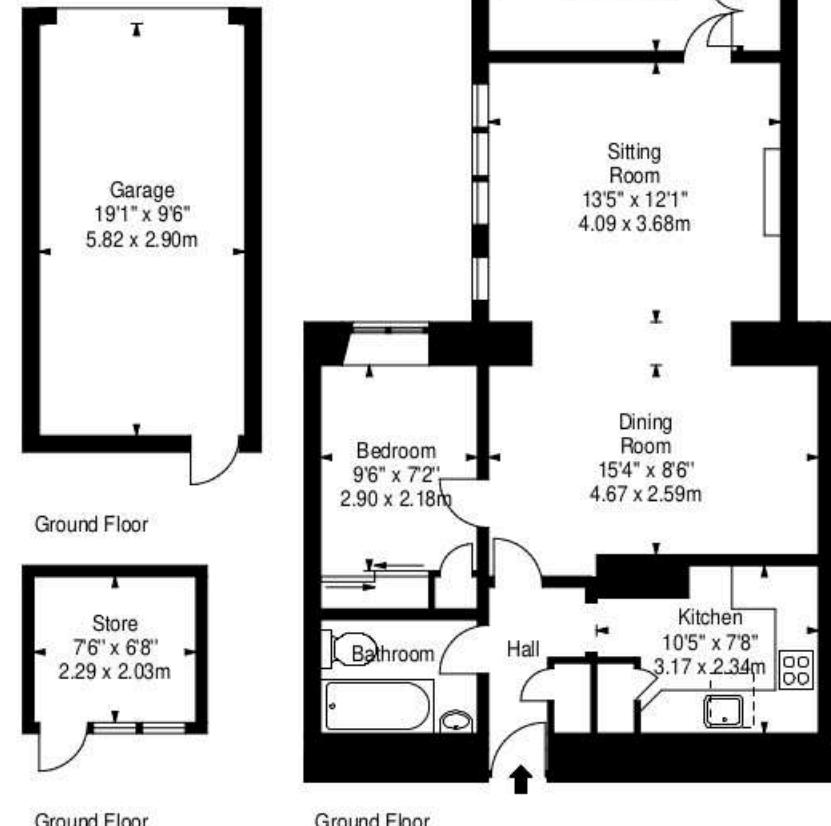
Store

Approx. Gross Internal Area

51 Sq Ft - 4.74 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](http://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](mailto: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.