



6D Clifford Road
NORTH BERWICK, EH39 4PW

Property
PARIS STEELE

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PROPERTY DESCRIPTION

This is a rare opportunity to acquire a beautifully presented two-bedroom North Berwick apartment boasting an elegant interior design, high-quality finishes, and an abundance of natural light throughout.

Showcasing a refined colour palette and porcelain floor tiling, the welcoming first floor hallway provides an impressive introduction to the stylish interiors beyond. To the right, accessed through a glazed door that enhances the flow of natural light, the bright and inviting sitting and dining room with scenic views of Berwick Law, exudes a sense of relaxed sophistication. Featuring a continuation of the hallway's design scheme, a striking fireplace, and a dedicated dining area with bespoke seating, this is a wonderful space for everyday living and entertaining.

Returning to the hallway, the impressive south-facing kitchen is fitted with cream cabinetry complemented by wood-effect

worktops and a tiled splashback. A range of high-spec integrated appliances, including an oven, hob, and contemporary angled extractor hood, combine practicality with modern style. Each of the two double bedrooms is tastefully decorated, light and airy with views of Berwick Law and the Firth of Forth respectively. They share access to a sleek contemporary shower room with gold-effect hardware.

Externally there is a well-kept shared drying green, and the property benefits from a charming alfresco covered seating area. There is on-street permit parking.

Additional Information: Each resident in blocks 6 and 8 (12 residents) pay an annual recurring fee into a communal account of £180. This pays for shared stairwell cleaning and shared garden maintenance.



PROPERTY FEATURES

- Two-bedroom apartment
- Bright sitting and dining room
- Impressive south-facing kitchen
- Two double bedrooms
- Sleek shower room
- Shared drying green
- On-street parking
- Double glazing
- Gas central heating
- EPC - TBC
- Council tax band - B
- Tenure - Freehold
- Annual Service Charge - £180 per annum

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.

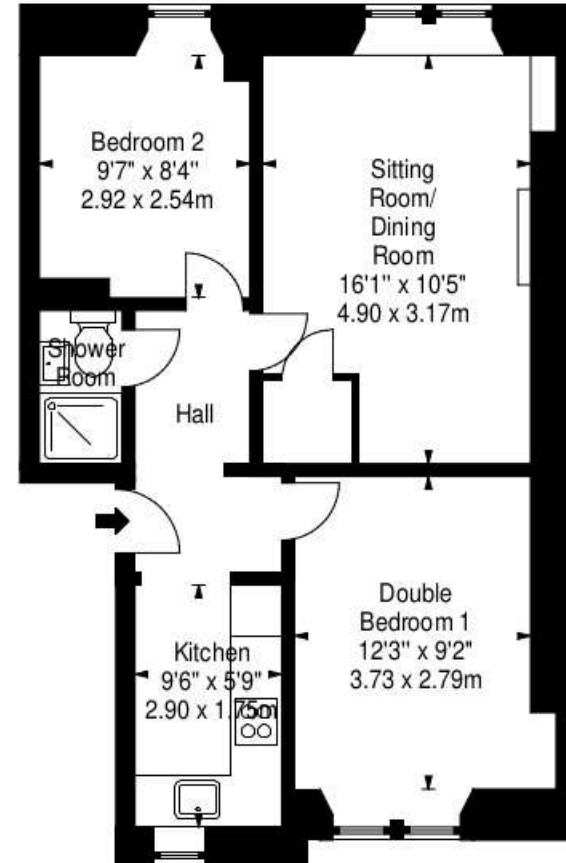
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North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



Clifford Road,
North Berwick,
East Lothian, EH39 4PW



Approx. Gross Internal Area
530 Sq Ft - 49.24 Sq M
For identification only. Not to scale.
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First Floor

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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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