



13G Melbourne Place

NORTH BERWICK, EH39 4JR

Property
PARIS STEELE

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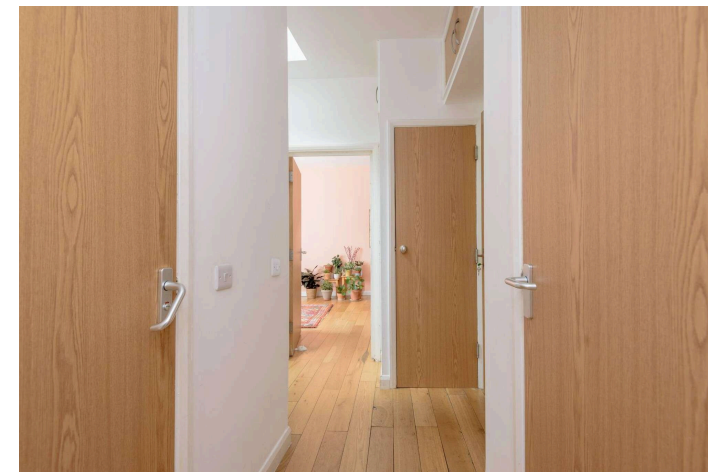
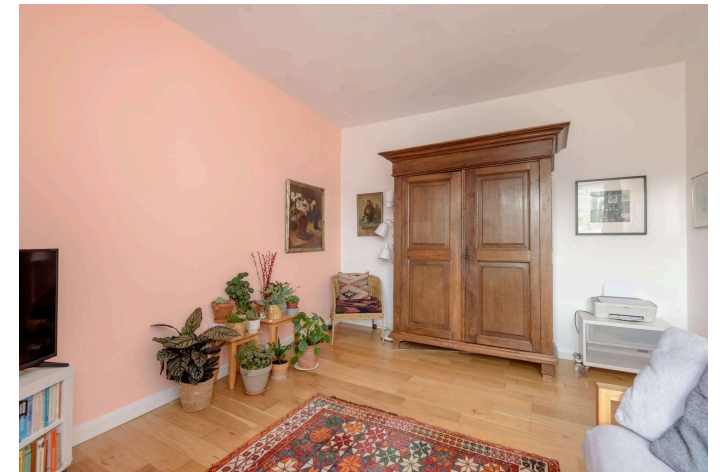
PROPERTY DESCRIPTION

Boasting a superb location in the heart of highly sought-after North Berwick, just moments from the beach, this charming two-bedroom double upper apartment with captivating views of Berwick Law presents a rare opportunity.

Situated within a traditional sandstone building, the well-presented property opens into a welcoming second floor entrance hall equipped with built-in storage and leading to a bright and spacious sitting room. Framed by picturesque south-facing views towards North Berwick Law, this inviting space features attractive wooden flooring and a stylish feature wall, creating a warm and comfortable setting for relaxing or entertaining.

Positioned across the hall, the generous south-facing dining kitchen is thoughtfully designed with cream wall and floor units, contrasting black worktops, and integrated appliances including a hob, extractor hood, and oven. Enjoying the same delightful outlook towards North Berwick Law, it offers an excellent space for day-do-day living and dining.

Completing this level is a sleek modern shower room.





Ascending to the upper floor, a skylit landing leads to two well-proportioned double bedrooms each with storage. Filled with natural light and tastefully decorated, they provide a peaceful and restful retreat.

Externally, the property benefits from on-street permit parking.

Additional information: Tenement Management Group - £75 per month for funding any maintenance or future works.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, and integrated oven, hob and extractor fan will be included in the sale.





PROPERTY FEATURES

- ❑ Two-bedroom double-upper apartment
- ❑ South-facing sitting room
- ❑ Modern south-facing dining kitchen
- ❑ Two double bedrooms
- ❑ Stylish shower room
- ❑ Part single and part double glazing
- ❑ Gas central heating
- ❑ On-street parking (permit can be obtained)
- ❑ EPC - C
- ❑ Council tax band - C
- ❑ Tenure - Freehold
- ❑ Conservation Area
- ❑ Factor Fees - £75.00 per month

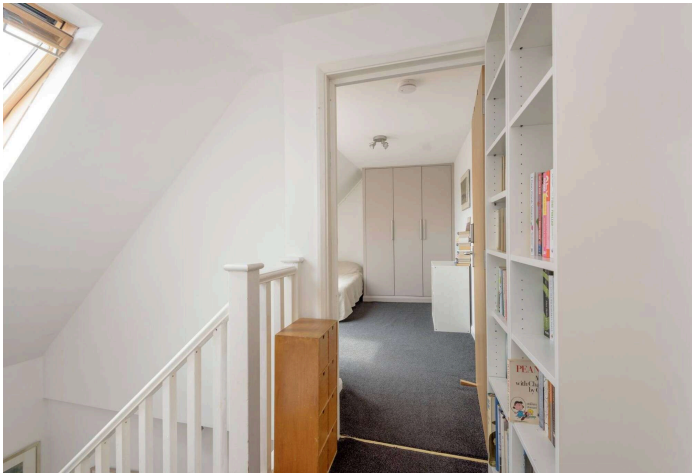
NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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.

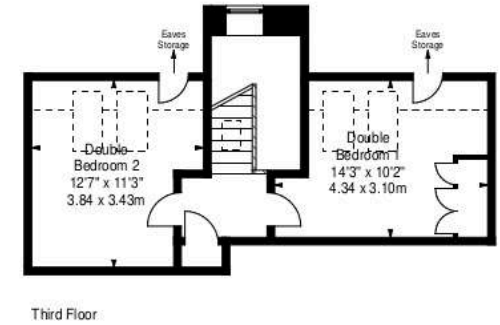
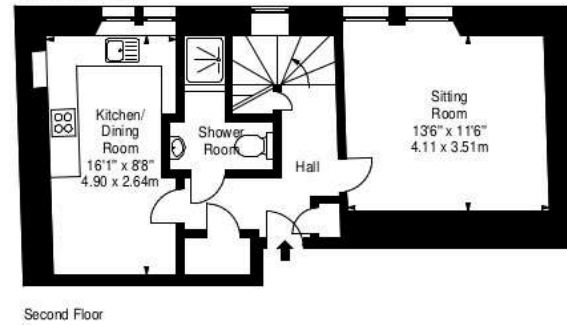




Melbourne Place,
North Berwick,
East Lothian, EH39 4JR



Approx. Gross Internal Area
833 Sq Ft - 77.39 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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