



21 Melbourne Place

NORTH BERWICK, EAST LOTHIAN, EH39 4JR

Property
PARIS STEELE

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PROPERTY DESCRIPTION

With North Berwick Beach a stone's throw away this bright ground-floor one-bedroom apartment enjoys a coveted location. Well-presented throughout the hallway leads to a light-filled south-facing sitting room/kitchen boasting twin windows overlooking Melbourne Place. Neutrally decorated with stylish wood-inspired flooring, a built-in cupboard, and a wall-hung living flame fireplace it is a cosy and inviting space. Thoughtfully designed the one-wall kitchen comprises base units, worktops, and a covered hob. The carpeted double bedroom enjoys a similar southerly outlook and plentiful natural light whilst the modern shower room features a WC and washbasin built into vanity. There is also a small communal courtyard. In turn-key condition and with all the amenities of this

sought-after town within easy reach, this property is sure to appeal to investors and first-time buyers alike. Externally there is on-street parking in the surrounding streets.

FIXTURES & FITTINGS

All floor coverings and integrated appliances will be included in the sale.



PROPERTY FEATURES

- ❏ One-bedroom apartment
- ❏ Excellent investment
- ❏ South-facing sitting room/kitchen
- ❏ Light and airy double bedroom
- ❏ Modern shower room
- ❏ Electric Heating
- ❏ Communal Courtyard
- ❏ EPC G
- ❏ Council tax band B

NORTH BERWICK

Consistently voted one of the best places 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 cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

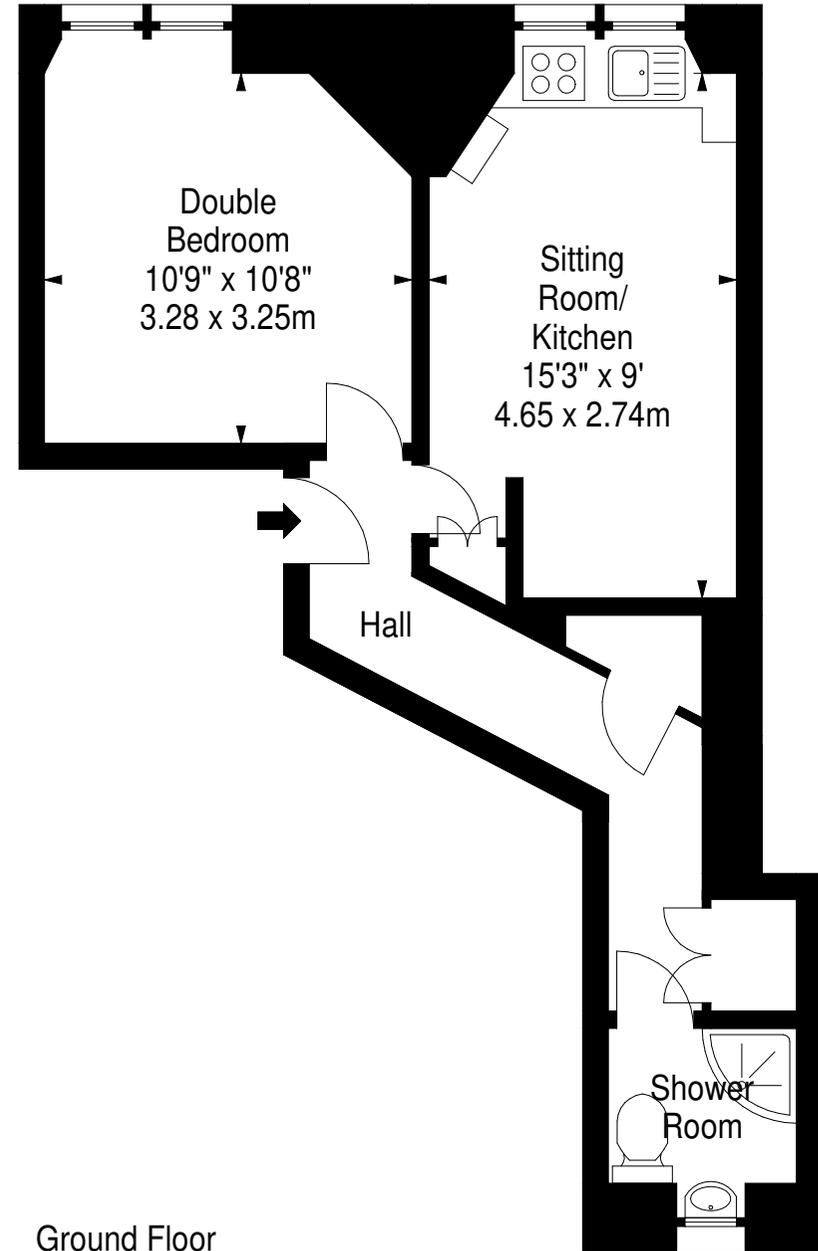
Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious 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
389 Sq Ft - 36.14 Sq M
For identification only. Not to scale.
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Ground Floor

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PARIS STEELE Property

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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from 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.

