



GARDEN STIRLING BURNET

21G MELBOURNE PLACE
NORTH BERWICK, EAST LoTHIAN, EH39 4JR



1



1

EPC
RATING

E

COUNCIL
TAX BAND

B



Virtually staged by Property Studios



This one-bedroom second/top-floor tenement flat is desirably located in North Berwick, a stone's throw from the beach, with stunning views towards the iconic North Berwick Law. This charming harbour town is well-connected to Edinburgh, making the property particularly appealing to first-time buyers and professionals looking to escape the city or those interested in investing in the rental or holiday let market.

The flat is accessed via a communal stairwell to the second floor. Here, the front door opens into an entrance hall boasting the practical features of built-in storage and hardwearing natural pine flooring. The décor has an easily adaptable neutral finish that continues throughout the home. From the hall, you step into an open-plan reception room and kitchen lit by south-facing sash windows, flooding the room with natural light and providing captivating views across the rooftops to the rugged North Berwick Law. This area has wood-inspired flooring and a flexible footprint for comfortable seating and dining furniture. To one side, the modern kitchen has white cabinets and a black countertop, integrated with an electric oven and (downlit) hob. There is also under-counter space (and plumbing) for a freestanding appliance, plus a useful built-in pantry cupboard.

FEATURES

- Desirable coastal town setting
- A stone's throw from the beach
- Traditional second-floor flat with neutral décor
- Communal stairwell
- Entrance hall with storage
- Open-plan living/dining room and kitchen, south-facing with views of North Berwick Law
- Rear double bedroom with good storage
- Bathroom with shower-over-bath
- External communal drying area
- Unrestricted on-street parking close by
- Electric heating and partial double-glazing





The bedroom and bathroom are also accessed from the hall. The bright, pine-floored double bedroom benefits from a quiet rear position, plus a large fitted wardrobe providing ample storage, while the bathroom includes a WC suite and a bath with an overhead shower. The property has electrical heating and is double-glazed in the bedroom.

Externally, residents of the tenement share access to a paved rear drying area. There are also restricted and unrestricted on-street parking spaces in the immediate vicinity. For outdoor recreation, the location is hard to beat, with a sandy beach on the doorstep and proximity to parks, countryside, and the Law, which promises breathtaking views from its summit.

Extras: All fitted flooring, window coverings, and light fittings are included in the sale.







North Berwick, East Lothian

Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.





OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

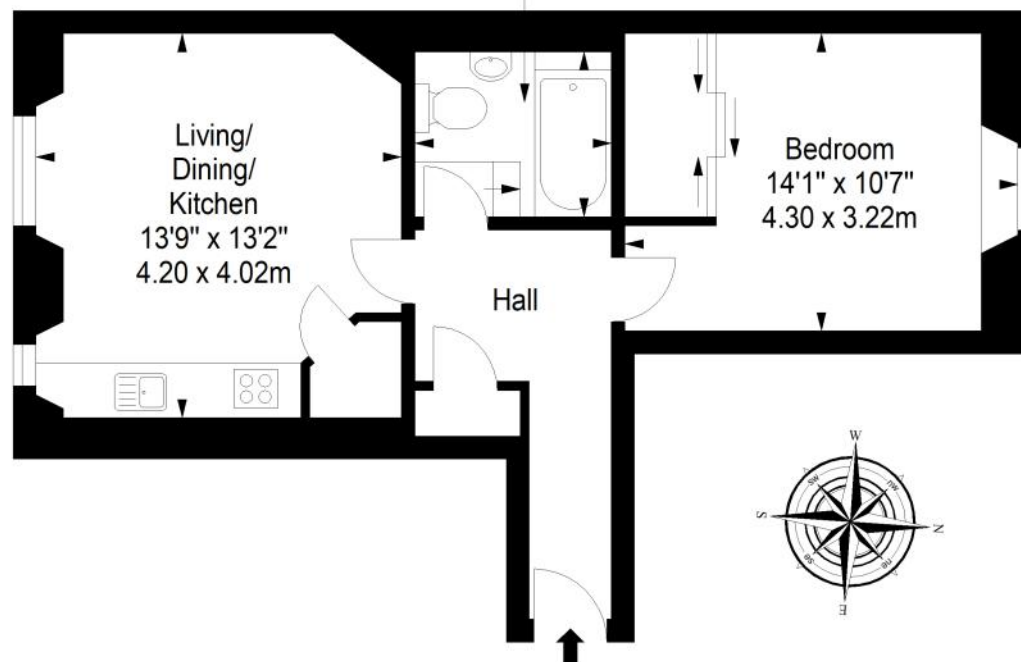
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Second Floor

Approx. 42.1 sq. metres (453.2 sq. feet)

Bathroom
7'0" x 5'11"
2.14 x 1.80m



Total area: approx. 42.1 sq. metres (453.2 sq. feet)