



**21H Melbourne Place**  
North Berwick, EH39 4JR

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# *"21H Melbourne Place is a charming second floor apartment located within a Victorian tenement building"*

- WELL MAINTAINED STAIRWELL
- HALL
- LIVING/KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- GAS CENTRAL HEATING
- SINGLE GLAZING
- COMMUNAL DRYING AREA
- ON STREET PARKING
- GOOD LOCAL AMENITIES
- CLOSE TO BEACH





### LOCATION

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. 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 boasts many independent shops, boutiques and galleries and offers a family run butchers, 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 swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. 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.

### COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band A, however, please check with the local authority.



### DESCRIPTION

21H Melbourne Place is a charming second floor apartment located within a Victorian tenement building situated on a tranquil street in the heart of North Berwick. This prime location offers convenient access to the bustling high street and beautiful beach. This property would make an ideal first time buy or investment property.

Accommodation comprises: well-maintained stairwell; entrance hall; open plan living room/kitchen. The kitchen area has white units, splashback panelling and integrated appliances; generously proportioned double bedroom with stunning outlooks towards North Berwick Law and a shower room with heated towel rail. Further benefits include communal rear garden, gas central heating and single glazing.

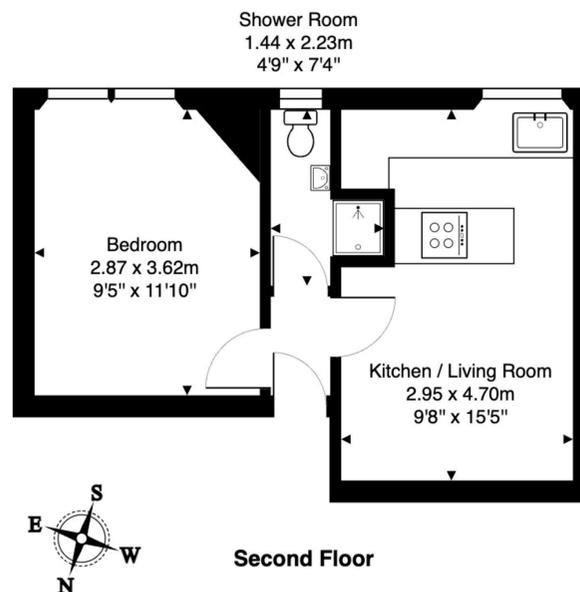
### EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.  
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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Total Area: 28.0 m<sup>2</sup> ... 302 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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