



# 83 CRAIGLEITH AVENUE

North Berwick, East Lothian, EH39 4EH

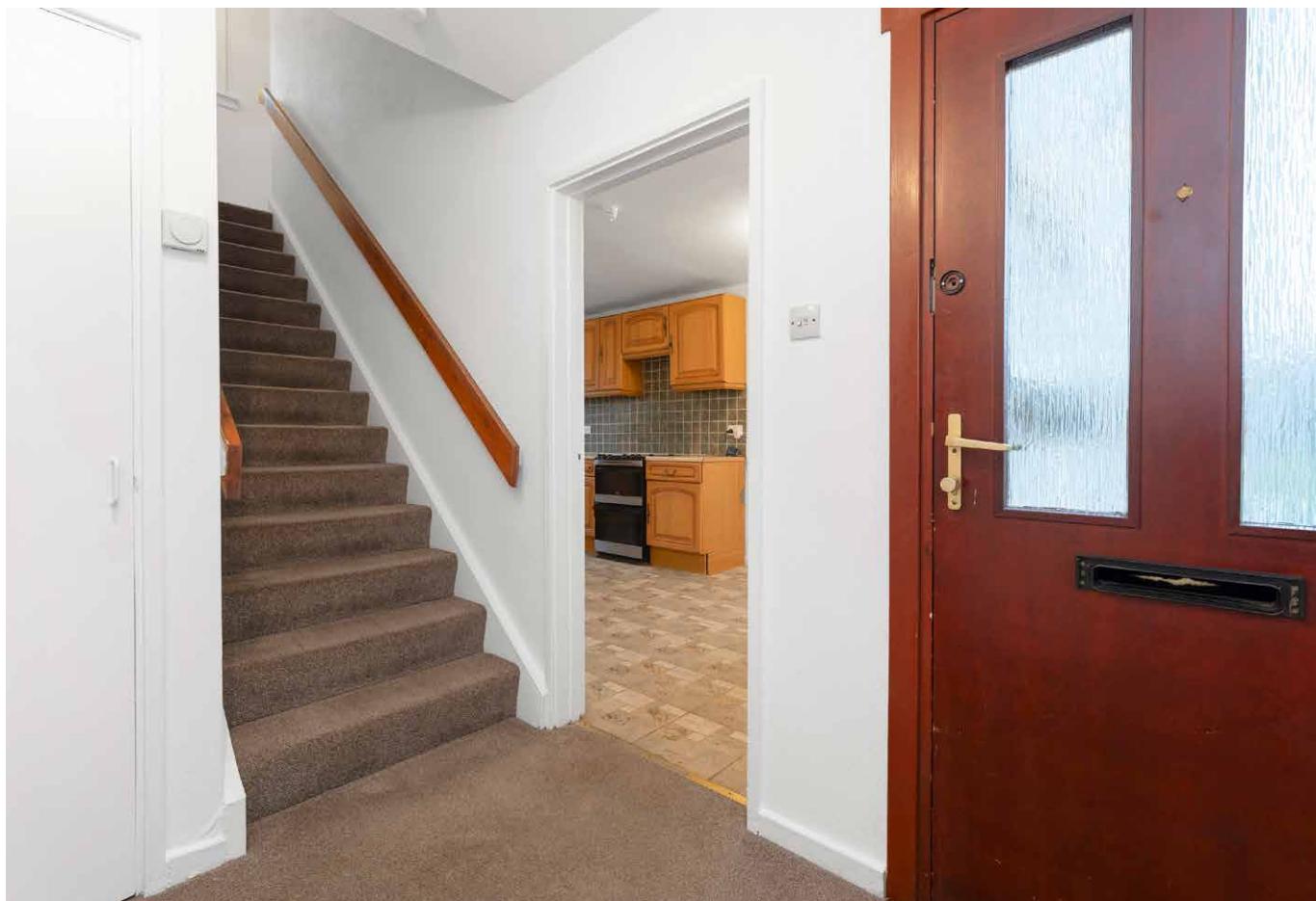




# 83 CRAIGLEITH AVENUE

Introducing a two-bedroom end-terrace house that offers a relaxed coast and country lifestyle in highly sought-after North Berwick. This spacious home also boasts large, light-filled rooms which are all attractively decorated in crisp white tones – the ideal aesthetic for new buyers. It features an expansive living room and dining kitchen that both generously span the entire depth of the property, as well as excellent storage solutions, and a quality shower room with a double shower enclosure. In addition, it has the benefit of a generous communal garden and a private back garden which has a neat lawn and wonderful views of North Berwick Law.

The home has a desirable location in North Berwick as well, set at the foot of The Law. The surrounding countryside is easily accessible, along with a choice of parks and the town's stunning golden-sand beaches, ensuring a wealth of picturesque walks. Excellent amenities are also within easy strolling distance, along with the primary and secondary schools which are only 10 minutes away from the property. In addition, bus and rail links are within walking distance too, for travelling further afield.







**D**

EPC  
RATING

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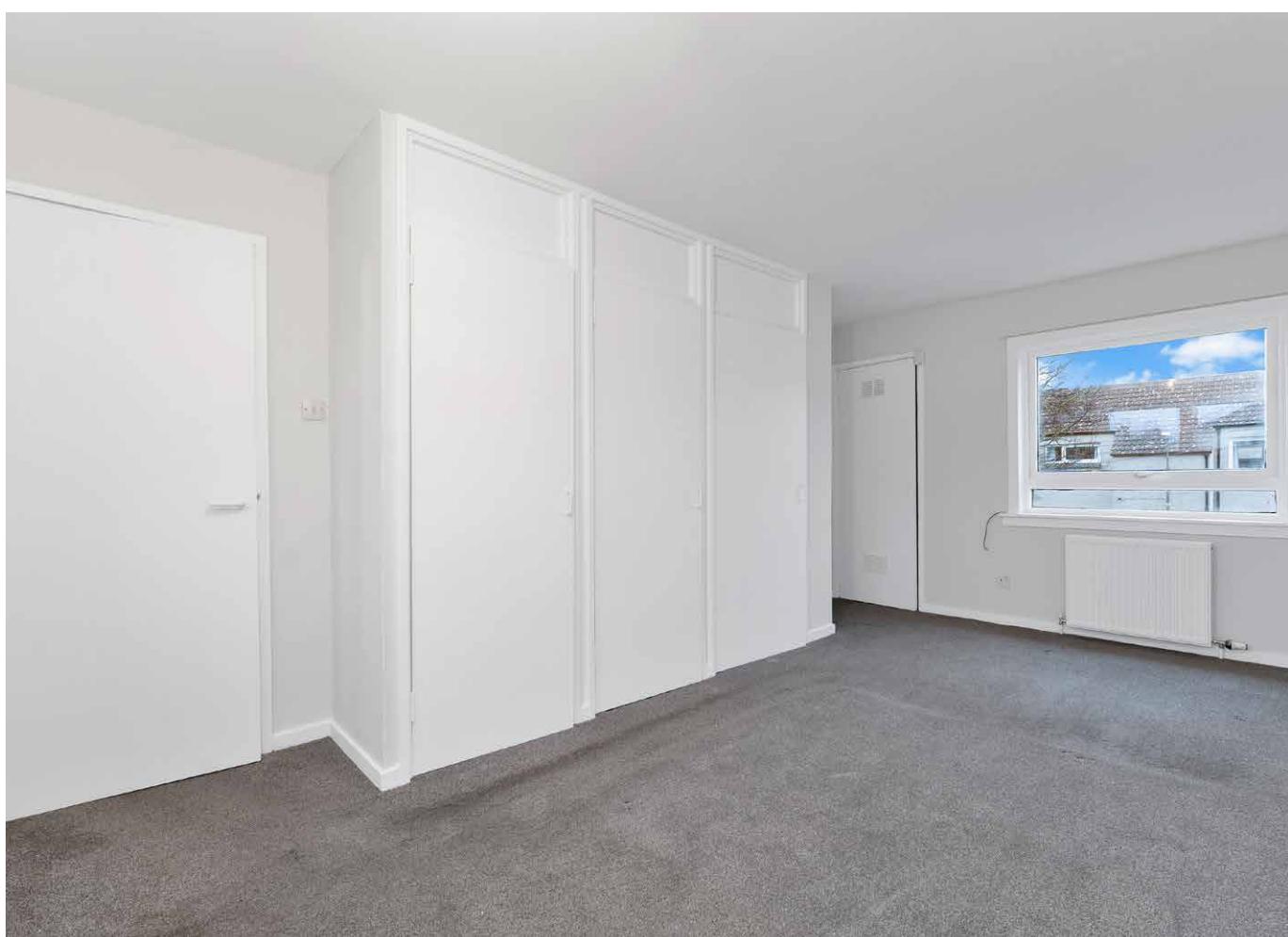
COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**01620 893 481**

## Features

- A bright and spacious end-terrace house
- Sought-after location in North Berwick
- In easy reach of the coast and countryside
- Blank canvas of décor throughout
- Welcoming hall with built-in storage
- Large, well-appointed dining kitchen
- Rear hall with storage and garden access
- Two spacious double bedrooms with storage
- Modern three-piece shower room
- Communal front garden laid to lawn
- Private rear garden that is fully enclosed
- Unrestricted on-street parking

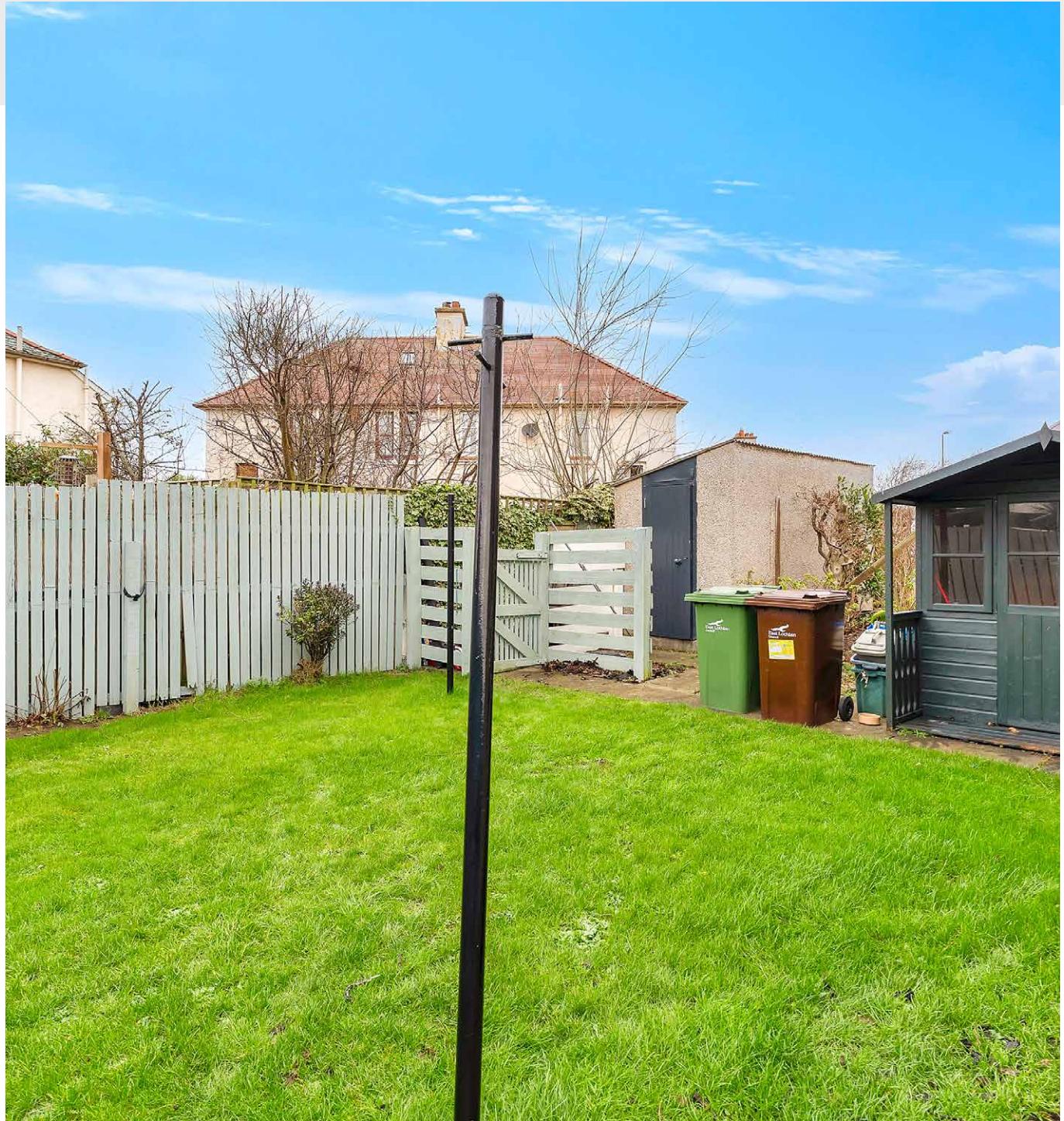






Extras: Included in the sale are all flooring, curtains in the living room and 1 bedroom, and a small summerhouse with electric.

Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



# NORTH BERWICK, EAST LOTHIAN

North Berwick is one of Scotland's most desirable coastal resorts. It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). The coastline of North Berwick forms a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.

