



GARDEN STIRLING BURNET

**21/3 BALFOUR STREET**  
NORTH BERWICK, EAST LoTHIAN, EH39 4JY



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Forming part of a traditional row in North Berwick, with the beach just at the end of the street, this second/top-floor flat is filled with period charm and offers two double bedrooms, a large reception room, a dining kitchen with a utility room, a box room, and a bathroom. Externally, the flat enjoys access to a well-maintained shared garden and on-street parking. The front door is approached via a shared entrance and stairwell, and you are welcomed inside by an inviting hallway, where the home's airiness is introduced. The hall is neutrally decorated and has wood flooring – both features that flow through most of the property. To the right of the hall lies a living room, fronted by a large bay window capturing sunny morning light and offering fantastic flexibility for a selection of lounge furniture, all arranged around a stunning fireplace. Further period charm is added to the space by an open Edinburgh press, beautiful cornicing, and a detailed ceiling rose. The living room is adjoined by a useful, versatile box room (which is also accessible from the hall) that could lend itself to a variety of uses. In the kitchen, a dedicated space is provided for a dining table and chairs, perfect for sit-down meals and entertaining, and solid wood cabinets are accompanied by matching worktops and a Belfast sink. Provision is also made for appliances and the kitchen is supplemented by a utility room with a clothes pulley and space for a washing machine.

## FEATURES

- Traditional second/top-floor flat in North Berwick
- Stone's throw from the beach
- Shared entrance and stairwell
- Inviting hall with built-in storage
- Bay-fronted living room with fireplace
- Large dining kitchen with utility room
- Versatile box room
- Two generous double bedrooms
- Bright bathroom with shower-over-bath
- Well-maintained shared garden
- On-street parking
- Gas central heating system









The flat's two double bedrooms flank the hall at either end, with both offering generous footprints for a choice of bedroom furniture to suit the new owner's needs. The sleeping areas are both neutrally decorated, retain their classic cornicing, and feature handsome wood flooring. Finally, a bathroom completes the accommodation on offer and comprises a bath with a rainfall shower, and a WC-suite. Gas central heating ensures a warm and welcoming atmosphere all year round.

Externally, the flat enjoys access to a well-maintained rear garden, whilst Balfour Street offers on-street parking.

Extras: All window coverings and light fittings will be included in the sale.











## North Berwick

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.











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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

