

SIMPSON & MARWICK



26 Melbourne Place, North Berwick, East Lothian, EH39 4JS



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EPC: E (39)

Council Tax - B

A bright and charming coastal flat, just moments from North Berwick's seafront and High Street.



- Charming main door upper flat within a traditional red sandstone terrace
- Prime central North Berwick location, moments from the beach & High Street
- Bright sitting room with feature fireplace
- Well-appointed kitchen
- Useful utility/storage area
- Generous double bedroom with fitted storage
- Modern bathroom with shower over bath
- Pleasant outlook over the communal lawn & towards the coast
- • Beautifully maintained communal drying green
- • Ideal as a permanent home, holiday retreat, or investment opportunity

Ideally positioned in the heart of North Berwick, just moments from the seafront, open green spaces, and the town's vibrant High Street, 26 Melbourne Place is a charming main door upper flat forming part of an attractive traditional red sandstone terrace. Enjoying a pleasant outlook over the well-kept communal lawn and towards the coast, this bright and well-presented home offers an excellent opportunity as a permanent residence, coastal retreat, or investment property.

The accommodation is beautifully bright throughout and begins with a private entrance leading to a welcoming hallway. The sitting room is a comfortable and inviting space, with a large window allowing plenty of natural light to flood in, a charming feature fireplace, and ample room for both relaxing and dining. The kitchen is neatly fitted with a good range of wall and base units, integrated oven and hob, and generous worktop space. There is also a practical utility/storage area which provides valuable additional storage.

The double bedroom is a generous size, currently accommodating a king-sized bed, and benefits from fitted storage along with a peaceful outlook. A modern bathroom, complete with a white suite and shower over the bath, completes the internal accommodation.

Externally, residents enjoy access to a beautifully maintained communal drying green to the rear, while the attractive communal lawn to the front further enhances the property's appealing setting.

Offering bright, low-maintenance accommodation in one of North Berwick's most sought-after locations, 26 Melbourne Place presents a wonderful opportunity to enjoy coastal living just a stone's throw from the beach, harbour, and all the excellent amenities the town has to offer.

Location

Melbourne Place is ideally positioned to enjoy everything North Berwick has to offer. The town is celebrated for its beautiful beaches, harbour, coastal walks and views towards the Bass Rock, along with a thriving high street offering independent shops, cafés, restaurants and everyday services. North Berwick is also home to highly regarded golf courses and excellent outdoor leisure opportunities. With regular train services to Edinburgh and easy road links across East Lothian, the location combines relaxed coastal living with convenient access to the capital.

Fixtures and Fittings

All fitted floor coverings, blinds, light fittings, integrated oven, hob, extractor hood, freestanding dishwasher, washing machine and fridge, are included in the sale price.

Viewing Details

By appointment contact Simpson & Marwick

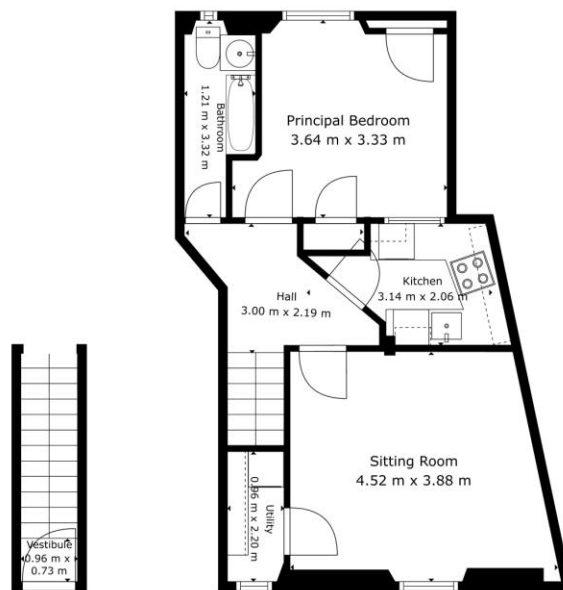


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Approx. Gross Internal Area:
538.196 Sq Ft (50 Sq M)

For Identification purposes only. Not to scale.



Basement

Ground Floor

Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		