

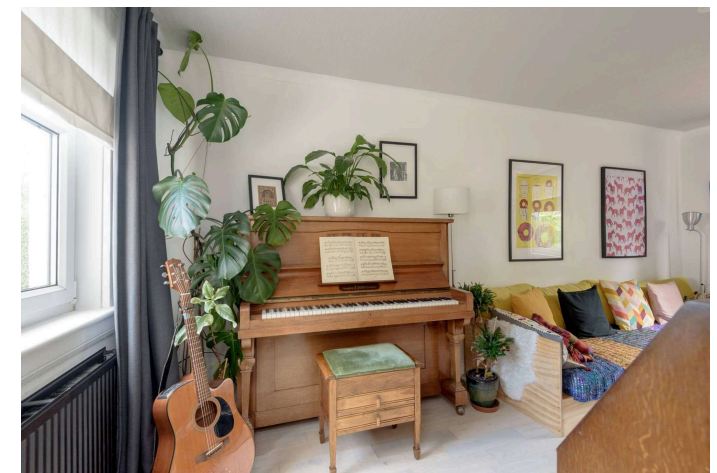


69 Craigleith Avenue

NORTH BERWICK, EH39 4EH

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Lying near the shadow of North Berwick Law, this three-bedroom end-terrace home spanning two levels, offers a wonderful blend of generous proportions, stylish interiors and plentiful natural light.

A light and airy hallway provides a welcoming introduction to the home, with a bright and generously proportioned dual-aspect sitting room leading off it. With handsome wooden flooring, a neutral colour palette and an east-west-facing orientation, it exudes a calm and inviting ambience.

The dining kitchen is a lovely space with windows to both east and west, it is a spacious and sociable room that works equally well for relaxed family meals and entertaining guests. The modern kitchen is thoughtfully appointed with a range of duck egg blue floor units, crisp white worktops and a tiled splashback along with integrated appliances, including a gas hob, extractor hood, and oven.



Ascending the stairs, the first-floor continues to impress with two well-proportioned double bedrooms and one study/single bedroom. Each room has been tastefully decorated providing comfortable and versatile spaces for family, guests or working from home. Completing the layout is a sleek contemporary bathroom, boasting a washbasin built into vanity, WC and bath with wall-mounted shower.

Externally, the home benefits from a well-maintained rear garden with an east-facing aspect and showcasing a patio and vegetable beds along with a useful garden store. There is ample on-street parking along with access to a communal green.

FIXTURES & FITTINGS



All fitted floor coverings, light fixtures, curtains and blinds, integrated gas hob, oven, extractor fan, dishwasher and washing machine, and free-standing SMEG fridge will be included in the sale. The shelves in the larder will also remain. Blinds and curtains can be available by negotiation. The planters in the garden can be removed if required.



PROPERTY FEATURES

- ❑ Three-bedroom end-terrace home
- ❑ Bright and spacious dual-aspect sitting room
- ❑ East and west-facing dining kitchen
- ❑ Three bedrooms
- ❑ Family bathroom
- ❑ Enclosed east-facing rear garden
- ❑ Garden store
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

NORTH BERWICK

Consistently voted the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.





PARIS STEELE

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- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

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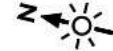
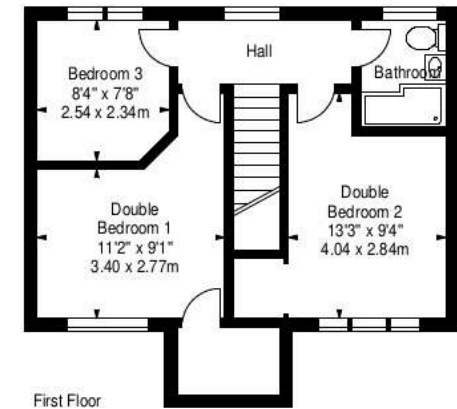
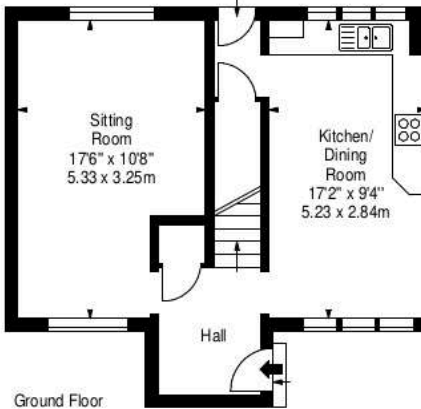
property@parissteele.com

Property
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**Craileith Avenue,
North Berwick,
East Lothian, EH39 4EH**

 **SquareFoot**

Approx. Gross Internal Area
894 Sq Ft - 83.05 Sq M
Stores
Approx. Gross Internal Area
49 Sq Ft - 4.55 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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