

COULTERS[©]

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4 LORNE SQUARE

NORTH BERWICK, EAST LoTHIAN, EH39 4HU



2 BED



1 BATH



2 PUBLIC



TAKE A LOOK INSIDE

Situated in the heart of the highly desirable seaside town of North Berwick, 4 Lorne Square is an attractive two bedroom main door flat with direct access to West Beach. The property is ideally placed within easy walking distance of an excellent selection of local amenities, independent shops, cafés and restaurants, whilst Edinburgh city centre is readily accessible for commuting.



Enjoying a particularly enviable position, the property boasts a stunning open outlook across the Firth of Forth, together with a delightful, well maintained shared garden and private parking to the front. The property would make an excellent holiday home or coastal retreat, but also offers comfortable accommodation for those seeking a permanent residence in this highly desirable location.

KEY FEATURES



Charming main door flat with direct beach access



Two well proportioned double bedrooms



Well maintained shared garden



Private off-street parking



Centrally located in the heart of the town



Well presented accommodation with stunning sea views



EPC Rating - D



Council Tax Band - E





The bright and well-proportioned accommodation is presented in good order throughout and comprises a welcoming entrance vestibule leading into a spacious hall with a large storage cupboard. The sitting room is a lovely bright space, featuring a bay window with far-reaching views across the bay and a gas flame-effect fire creating an attractive focal point.

To the rear is a spacious kitchen/dining room, fitted with a good range of wall and base-mounted units and offering ample space for a dining table. French doors provide direct access to the beach, making this an ideal space for enjoying the exceptional coastal setting.

The accommodation is completed by two well proportioned double bedrooms and a modern shower room.





THE LOCAL AREA

North Berwick is a highly desirable coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, well regarded schooling, a beautiful beach and many bars and restaurants.

The bustling high street, which can be reached on foot in 5 minutes, has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.



East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

EXTRAS

All fitted carpets, fitted floor coverings, blinds, curtains, light fittings, the gas hob, double oven, dishwasher, fridge/freezer, dishwasher and the washing machine are included in the sale price.

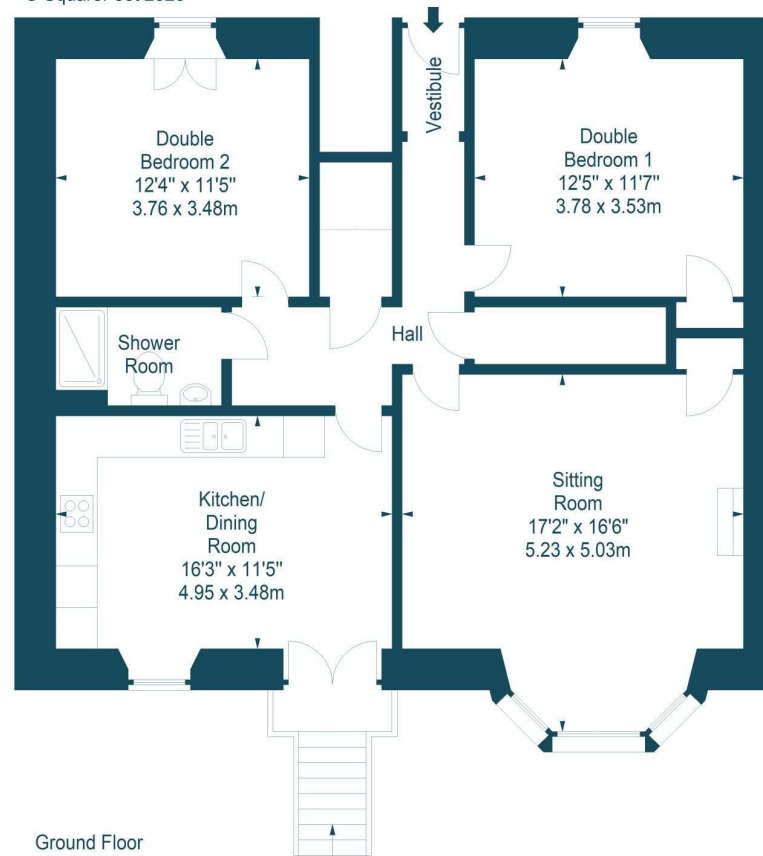
HOME REPORT VALUATION: £550,000



Lorne Square,
North Berwick,
East Lothian, EH39 4HU



Approx. Gross Internal Area
976 Sq Ft - 90.67 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.