



26 Macnair Avenue

NORTH BERWICK, EH39 4QY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Enjoying a wonderful position within a popular residential area of North Berwick, just a short walk from the High School, Lodge Grounds, and the vibrant High Street, this rarely available four-bedroom detached home offers flexible family accommodation, private gardens, and off-street parking.

A set of external steps leads to the front entrance and welcoming vestibule. From here, internal stairs rise to the upper ground floor, where an impressive sitting room enjoys an abundance of natural light and opens onto a private balcony with stunning views towards Craigleith Island. Extremely spacious, tastefully decorated, and ideal for both relaxing and entertaining, this room forms the heart of the home.

The well-appointed breakfasting kitchen is equally generous in size and features wood-effect wall and floor units, white worktops, a tiled splashback and integrated appliances including an oven, hob, and extractor hood. A separate formal south-facing dining room and a convenient guest WC complete this floor.

The lower ground floor hosts four versatile double bedrooms, including a bright and sizeable principal bedroom with its own en-suite shower room. The remaining bedrooms all of which have built-in storage are served by a family bathroom fitted with a bath and wall-mounted shower, washbasin, and WC.





Outside, a gated patio leads to a beautifully maintained mature garden with a lush lawn, flowering plants, established shrubs, and well-stocked borders, creating an attractive and private outdoor space. A detached garage sitting above the useful utility/store provides secure parking.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor fan and free-standing fridge and washer dryer will be included in the sale.



PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Spacious sitting room with balcony
- ❑ Elegant and versatile south-facing dining room
- ❑ Modern breakfasting kitchen
- ❑ Four double bedrooms, one with en-suite
- ❑ Family bathroom and guest WC
- ❑ Enclosed rear garden with patio
- ❑ Garage and utility/store
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - G
- ❑ Tenure - Freehold

NORTH BERWICK

Consistently voted as the best place to live in Scotland and 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 caf  s 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Belhaven Hill School in easy reach.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.

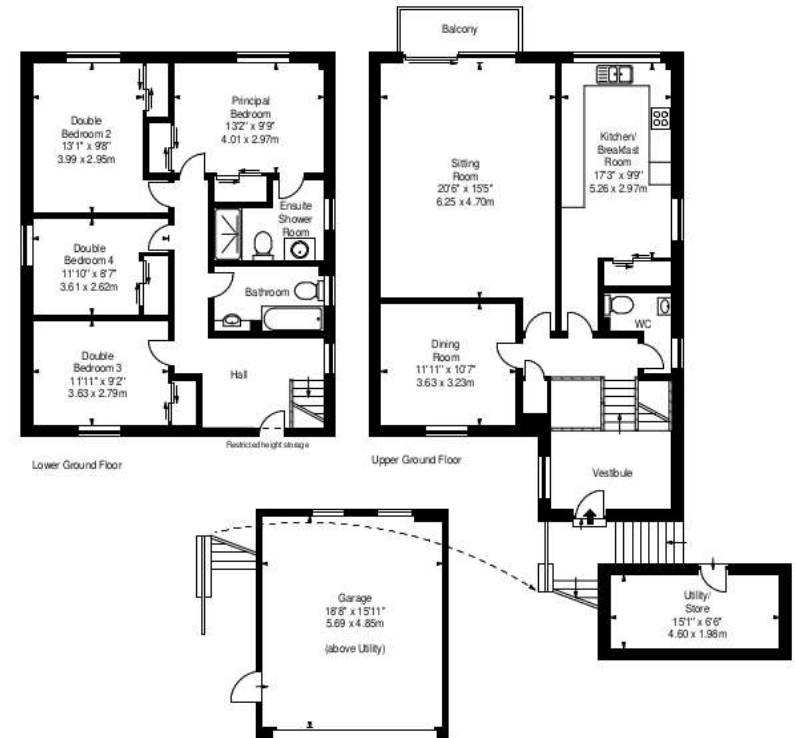




Macnair Avenue,
North Berwick,
East Lothian, EH39 4QY



Approx. Gross Internal Area
1694 Sq Ft - 157.37 Sq M
Garage & Utility/Store
Approx. Gross Internal Area
399 Sq Ft - 37.07 Sq M
For identification only. Not to scale.
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Let's Talk

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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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