



30 Forth Street

NORTH BERWICK, EH39 4JD

Property
PARIS STEELE

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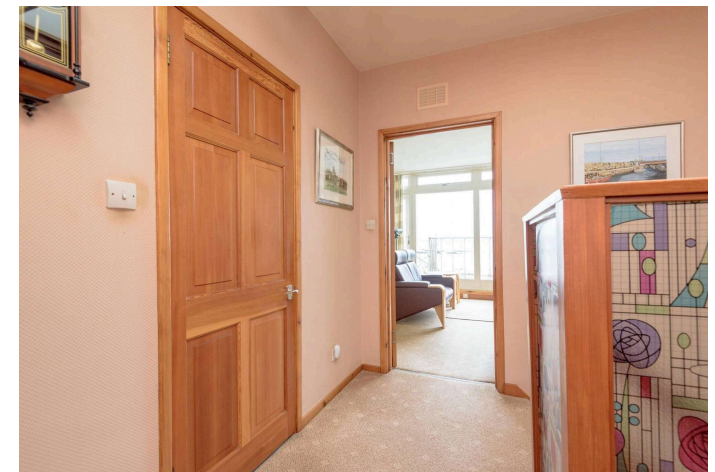
PROPERTY DESCRIPTION

Just moments from North Berwick's spectacular beach and vibrant High Street, this well-presented three-bedroom terraced home enjoys breathtaking coastal views, flexible living accommodation, and delightful outdoor space.

A welcoming entrance vestibule and hallway leads to a south-facing principal bedroom offering a peaceful retreat, complete with plush carpeting, a neutral décor, and built-in wardrobes. Two further bedrooms, both with built-in wardrobes, provide comfortable accommodation, with one benefiting from external stair access to the first-floor terrace and rear garden. A shower room completes the ground floor.

Upstairs, the impressive sitting room is the heart of the home, where panoramic views stretch across West Bay Beach and the Firth of Forth. Flooded with natural light, this inviting space also enjoys direct access to a private terrace, creating the perfect setting for relaxing or entertaining. An appealing interior and electric fireplace add warmth and character.

Across the landing, a family bathroom serves the first floor, while the south-facing kitchen flows seamlessly into the adjoining dining room, creating an ideal space for everyday living and hosting guests.





The galley-style kitchen is fitted with wood-effect wall and floor units, complementary worktops, and space for freestanding appliances.

Outside, the property continues to impress with a charming patio garden perfectly positioned to take in the stunning outlook across West Bay Beach towards the Firth of Forth. On-street permit parking is available.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, freestanding double oven with hob, extractor fan, washing machine and small dishwasher will be included in the sale.



PROPERTY FEATURES

- ❑ Three-bedroom terraced home
- ❑ Sitting room with private terrace
- ❑ South-facing galley-style kitchen
- ❑ Adjoining dining room
- ❑ Three double bedrooms
- ❑ Shower room and family bathroom
- ❑ Private terrace & rear garden with exceptional views
- ❑ On-street permit parking
- ❑ Gas central heating
- ❑ Double glazing
- ❑ Conservation area
- ❑ EPC - E
- ❑ Council tax band - E
- ❑ Tenure - Freehold

NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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.

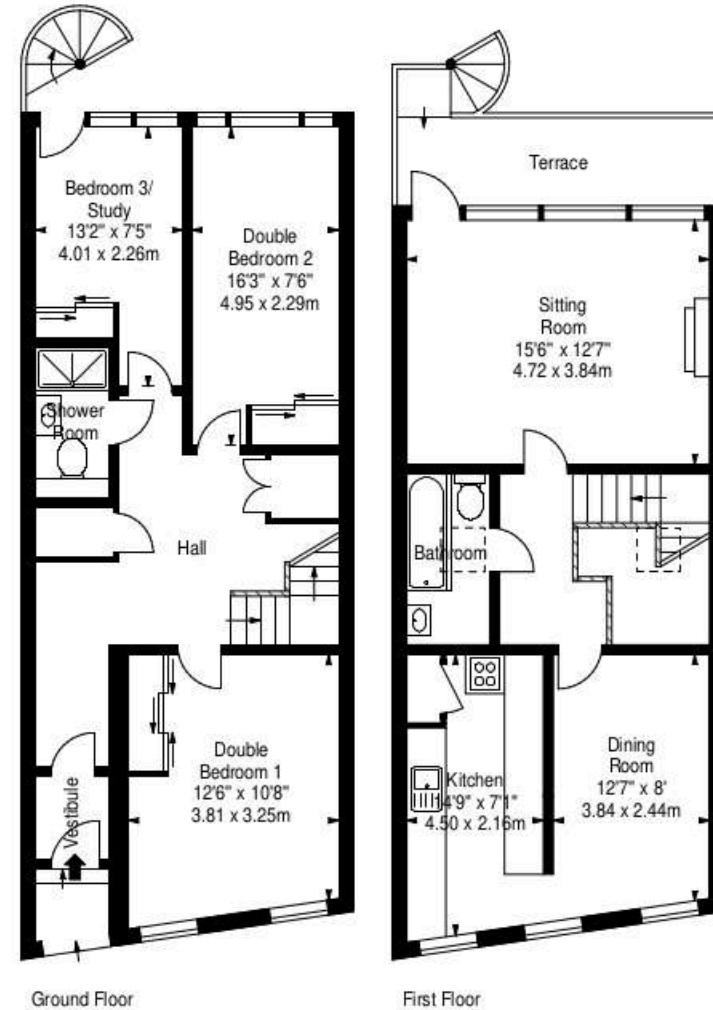




Forth Street,
North Berwick,
East Lothian, EH39 4JD



Approx. Gross Internal Area
1167 Sq Ft - 108.41 Sq M
For identification only. Not to scale.
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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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