

SIMPSON & MARWICK

26 ST. ANDREW STREET, NORTH BERWICK, EAST LOTHIAN, EH39 4NU

EPC C



Stylish coastal living moments from North Berwick's beautiful beaches.

Set within North Berwick's conservation area, just a five-minute walk from the beach, this beautifully presented three-bedroom maisonette occupies the ground and lower ground floors of an attractive detached building. Finished to a high standard, it offers generous accommodation and contemporary interiors.

The private main-door entrance opens into a welcoming hall with engineered hardwood flooring, leading to a bright, south-facing living room. Fitted wooden shutters in most rooms add a stylish finishing touch. The impressive dining kitchen features sleek handleless cabinetry, quartz worktops, herringbone flooring and dual-aspect windows. A dedicated dining nook creates a sociable space, complemented by integrated appliances, a Quooker tap and slimline dishwasher.



The lower ground floor comprises three generous double bedrooms, each with modern décor and soft carpeting.

The principal bedroom benefits from built-in storage and additional space for a dressing area or study.

The second bedroom has a fitted birch plywood wardrobe, while the third offers flexibility as a bedroom, home office or additional living space.

A contemporary bathroom features a freestanding double-ended bath with rainfall shower, while a separate shower room incorporates utility facilities.

Further benefits include Hive gas central heating, new radiators, double glazing and underfloor heating in the kitchen and shower room.



Outside, a private monoblock driveway provides parking for one vehicle, alongside an enclosed, low-maintenance communal garden. Offering stylish interiors, generous accommodation and an enviable coastal setting, this versatile property will appeal to a range of buyers, whether seeking a permanent home, a second home by the sea or a holiday-let investment.



LOCATION

North Berwick offers independent shops, cafés, restaurants, supermarkets, excellent schools, golf courses and beautiful coastal walks.

The railway station provides connections to Edinburgh in approximately 30 minutes, with local bus services and convenient road links also available.



Fixtures and Fittings
All fitted floor coverings, blinds, curtains, light fittings, integrated hob, extractor hood, fridge/freezer, oven, dishwasher and freestanding washing machine are included. Additional items and furniture may be available by separate negotiation.

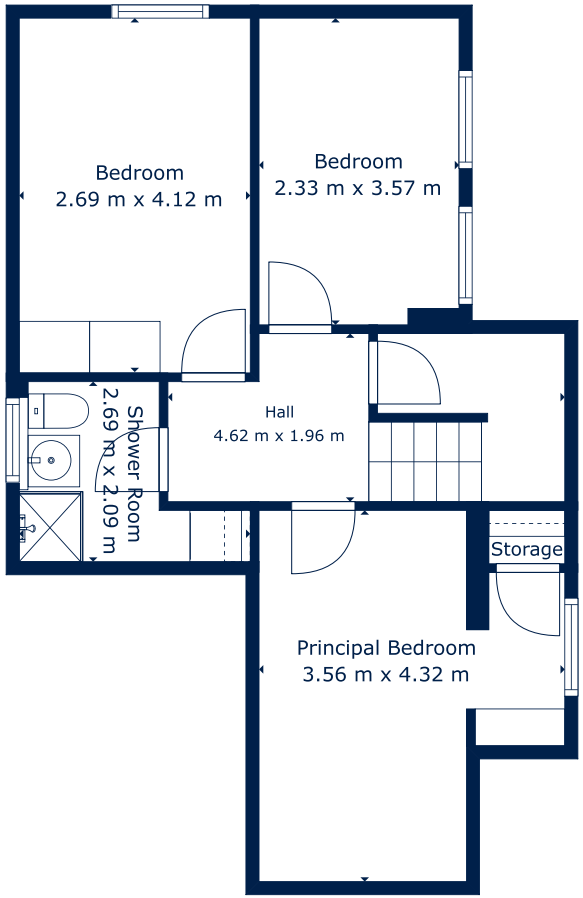
Viewing Details
By appointment contact Simpson & Marwick.



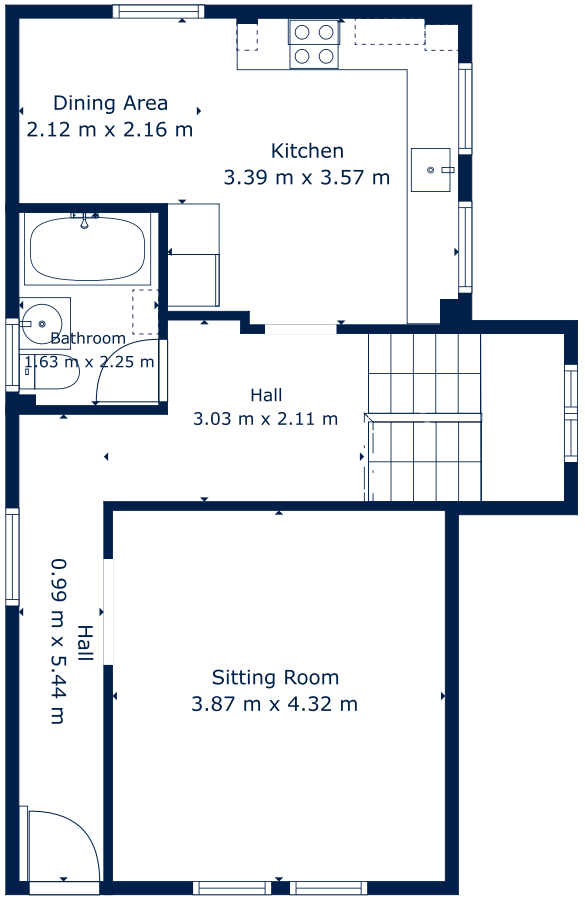
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Approx. Gross Internal Area:
1076.39 Sq Ft (100 Sq M)



Ground Floor



1st Floor

For Identification purposes only.
Not to scale.

Edinburgh	North Berwick	Aberdeen
0131 581 5700	01620 892000	01224 606210