



13A Melbourne Place  
North Berwick  
East Lothian, EH39 4JR



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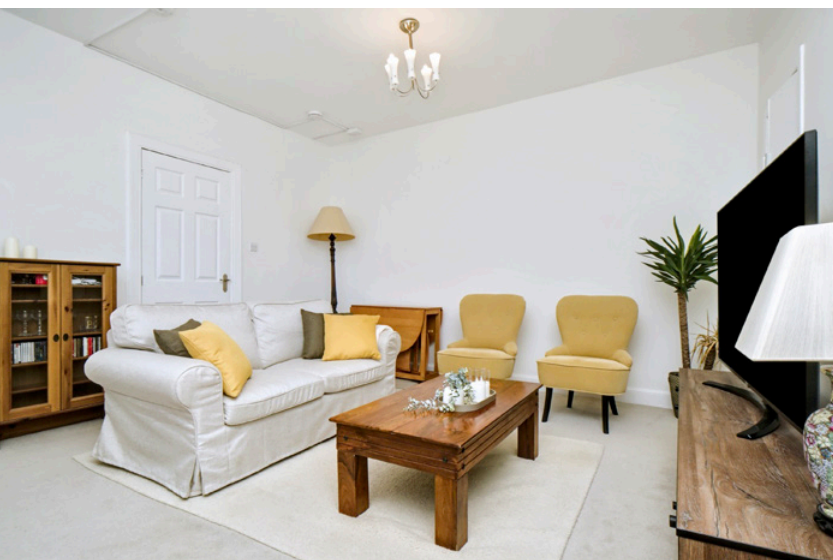
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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



## Property Summary

Brought to market in move-in condition, this one-bedroom first-floor flat is a beautiful coastal home that forms part of a handsome traditional building. It enjoys neutral interior design throughout and features an open-plan reception area, and a modern kitchen and shower room (both newly installed in 2021). In addition, the home has a prime location in the highly sought-after North Berwick conservation area, just moments from two spectacular beaches. The High Street, home to a wide selection of amenities, is also just a short stroll away. Bus and train links are within walking distance as well, ensuring speedy connections to neighbouring towns and Edinburgh city centre.

Accessed via a secure telephone-entry system and shared stairwell, the flat's front door opens into a welcoming hall with a built-in store. It is a lovely introduction which sets the home's impeccable standards, the soothing neutral tones and soft carpet flowing throughout the main accommodation.

## Features

- A first-floor coastal flat in move-in condition
- Part of a handsome traditional building
- Set in the North Berwick conservation area
- Just moments from the sandy beaches
- Neutral interior design throughout
- Secure telephone-entry system
- Welcoming hall with a built-in store
- Open-plan kitchen/living/dining room
- Shaker-inspired kitchen with integrated appliances
- One spacious double bedroom
- Stylish shower room with a three-piece suite
- On-street parking
- Gas central heating and refurbished sash windows





The open-plan kitchen, living and dining room is to the left, its blank canvas of décor elevating the space. Easy to style, it allows new buyers to easily add their own stamp. The space is well-proportioned for comfy furnishings and it is brightly lit by twin windows. It also has built-in storage for added practicality. Arranged along one wall, the kitchen adds to the fashionable aesthetic of the room as well. It has a Shaker-inspired design with dove-grey cabinetry and a wood-toned worktop. Seamlessly integrated appliances complete the look for a streamlined finish (oven, induction hob, fridge/freezer, dishwasher, and washing machine).









## One spacious double bedroom

On the opposite side of the hall, the double bedroom is bright and spacious enjoying ample room for bedside furnishings. The neutral styling adds to the airy ambience too, creating a pleasing aesthetic.





“... neutral styling adds to the airy ambience too, creating an on-trend aesthetic.”



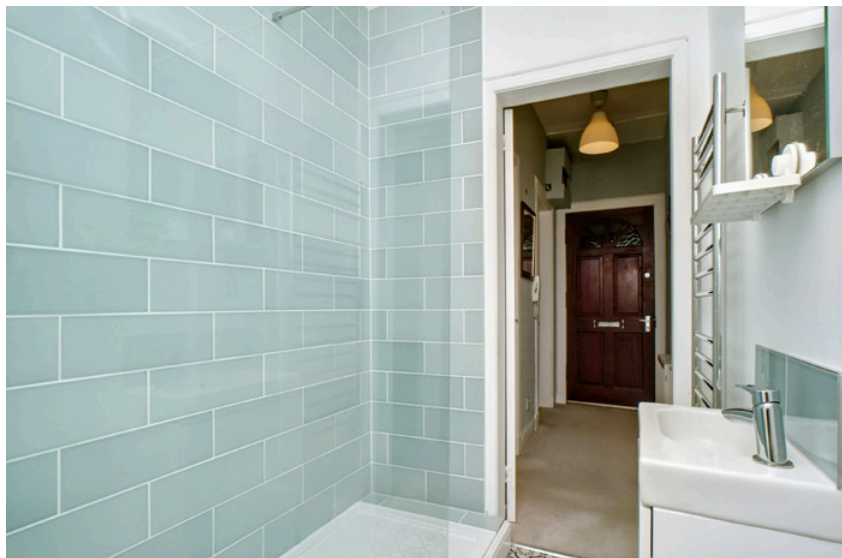
## Stylish shower room with a three-piece suite

Next door, the shower room has a stylish design, incorporating premium tile work, light decoration, and a classic patterned floor that is easy to maintain. It is fitted with a storage-set washbasin, a toilet, a towel radiator, and a double walk-in shower enclosure. Gas central heating, via a combi boiler, ensures year-round comfort, whilst refurbished sash and cases windows capture a flood of natural light.


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On-street parking is also available outside. Furthermore, there is an active residents' group who maintain the building.

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“... incorporating  
premium tile  
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## North Berwick, East Lothian

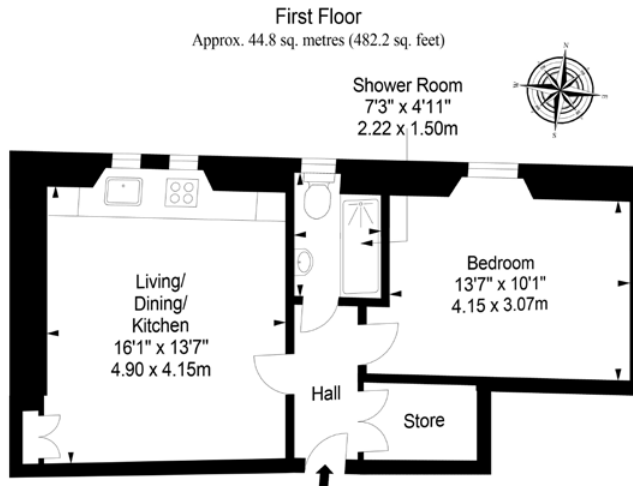
Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



“... voted by The Sunday Times as  
the Best Place to Live in the UK.”



## Floorplan



Total area: approx. 44.8 sq. metres (482.2 sq. feet)

EPC Rating - C | Council tax band - B | Home report Value - £210,000

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)



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