



8E Clifford Road

NORTH BERWICK, EAST LoTHIAN, EH39 4PW

Property  
**PARIS STEELE**

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"One-bedroom apartment nestled in the heart of coastal North Berwick."

## PROPERTY DESCRIPTION

Nestled in the heart of coastal North Berwick minutes from the stunning beach and bustling high street, this light-filled and spacious one-bedroom apartment with captivating coastal and Berwick Law views will make a wonderful home, pied-à-terre, or investment. Located on the second floor the front door welcomes you into an inviting hallway with wood-inspired flooring, a tasteful décor and built-in storage. From here you enter a bright and comfortable south-facing sitting room decorated in soft neutrals along with carpeting and a statement accent wall. With twin windows and built-in shelving, it is the perfect spot to relax and unwind. The modern U-shaped kitchen showcases oak-effect wall and floor units with complementary black quartz-effect worktops and a tiled splashback. Well-laid-out, integrated appliances

include a hob, extractor hood, and oven, and a breakfast bar seats one comfortably. Light and airy, the double bedroom features a fresh interior design and wood-inspired flooring. Enjoying a generous footprint there is ample room for freestanding furnishings. Completing the internal accommodation is a well-presented shower room equipped with a WC and washbasin. Externally the well-kept shared rear garden comprises of an expansive drying green with seating. There is ample on-street parking.

## FIXTURES & FITTINGS

All floor coverings, light fixtures and fittings, blinds, integrated appliances and white goods to be included in the sale.





## PROPERTY FEATURES

- ✧ One-bedroom apartment
- ✧ South-facing sitting room
- ✧ Modern kitchen
- ✧ Well-appointed shower room
- ✧ Light and airy double bedroom
- ✧ Shared rear garden and drying green
- ✧ On-street parking
- ✧ Double glazing
- ✧ Electric heating
- ✧ EPC D
- ✧ Council tax band B

## NORTH BERWICK

Recently voted by The Sunday Times as the best place to live in 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 newly renovated 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.





## PARIS STEELE

Thinking of selling your existing property?

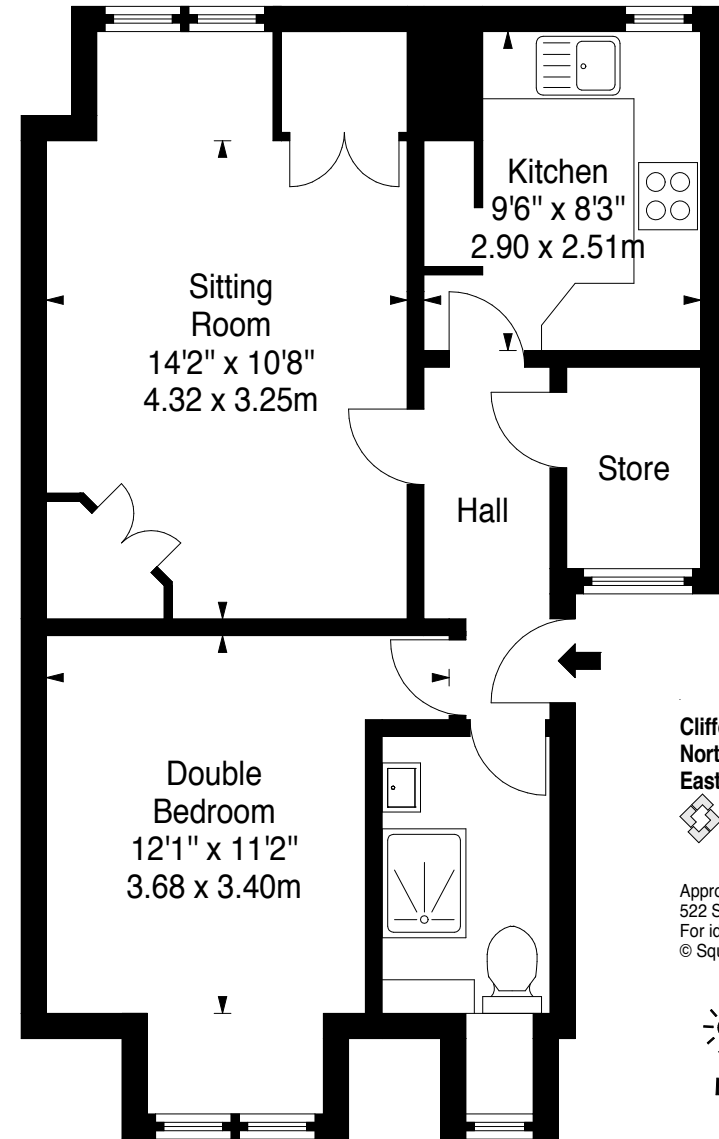
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Let's talk

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Clifford Road,  
North Berwick,  
East Lothian, EH39 4PW



Approx. Gross Internal Area  
522 Sq Ft - 48.49 Sq M  
For identification only. Not to scale.  
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Second Floor

### 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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://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](mailto: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.