

Cornerstones 25B Melbourne Place

NORTH BERWICK, EAST LoTHIAN, EH39 4JR



Traditional, stone-built, double-upper flat is perfectly positioned within walking distance of all town centre amenities



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McEwan Fraser is delighted to present this traditional, stone-built, double-upper flat to the market. The property includes four bedrooms, benefits from its own private entrance, is perfectly positioned within walking distance of all town centre amenities and the harbour. The living room directly overlooks Milsey Bay beach and enjoys panoramic views over the Firth of Forth to the Bass Rock and the Fife coastline. Internally, there is approximately 175m² of accommodation over two floors and the property is presented in superb condition throughout.

The property is approached via a private staircase which leads to a traditional storm door. Entering the property, you find a central hallway with exposed floorboards, high ceilings and ample integrated storage.

THE LIVING ROOM

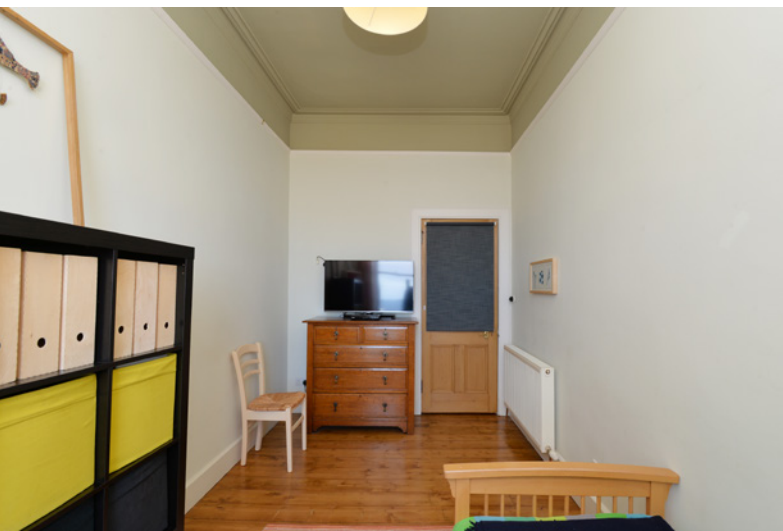


Accommodation on this level is focused on a beautiful bay-fronted living room which displays all the proportions and character that make properties from this era so sought after. There are high ceilings and original skirting boards, ornate cornice, ceiling rose, exposed floorboards and ample natural light arrives through three huge sash and case windows. A modern woodburning stove creates a natural focal point for the room, however, the floor space on offer will give a new owner plenty of flexibility to create their ideal entertaining space.

BEDROOM 4



The fourth bedroom is adjacent to the living room. Illustrated with a single bed, the is a workable double bedroom that has, at times, been utilised as both a dining room and a family room.



Across the hall, overlooking the rear of the property, you will find a charming kitchen which includes a range of bespoke units with a mix of integrated and freestanding appliances. The kitchen has plenty of space for a breakfast table. A utility cupboard completes this level with laundry facilities and a stylish shower room.

THE KITCHEN



THE SHOWER ROOM



Climbing the stairs, there are three generous double bedrooms and a master bathroom. Bedroom one is a generous double which enjoys a beautiful view over the Firth of Forth. This charming room enjoys exposed wood floorboards and ample space for a range of free-standing bedroom furniture. Bedroom two is adjacent to bedroom one and enjoys similar proportions and views. However, a small door in bedroom two leads into a further loft space which was originally storage. This has subsequently been repurposed into a wonderful study. It would make a fantastic playroom for a child. The third bedroom is positioned to the rear and is a further generous double. The accommodation is completed by the master bathroom which is centred around a roll-top bath.

BEDROOM 1



BEDROOM 2



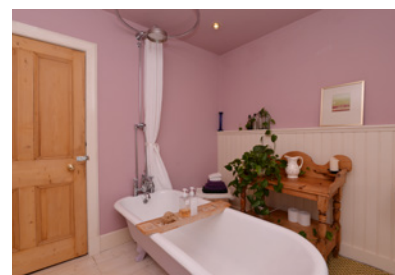
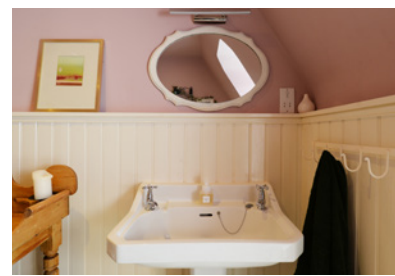
BEDROOM 3



THE STUDY



THE BATHROOM



For warmth and comfort, the property enjoys gas central heating and double glazing.

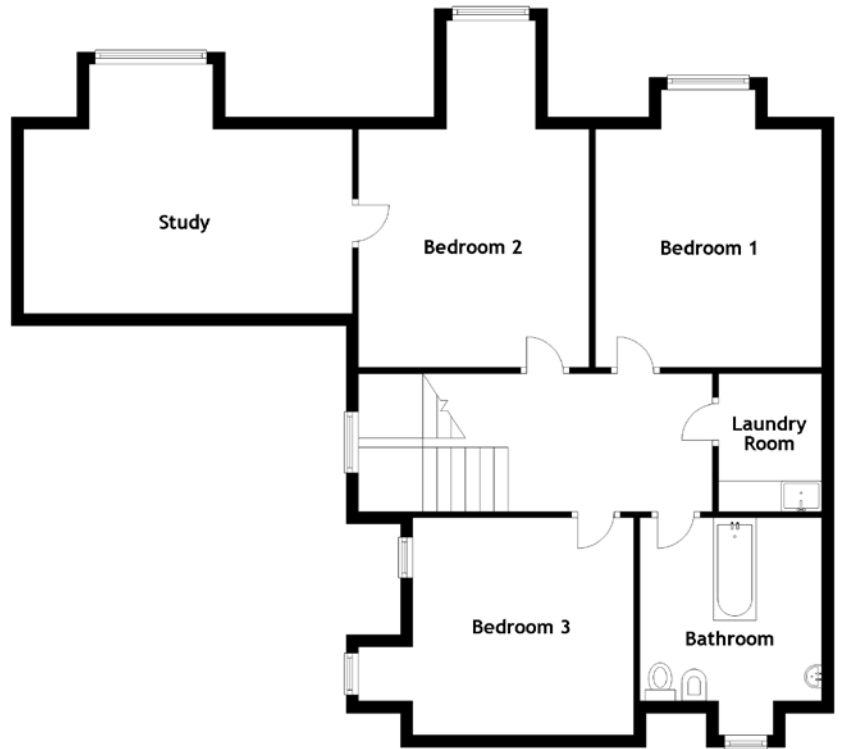
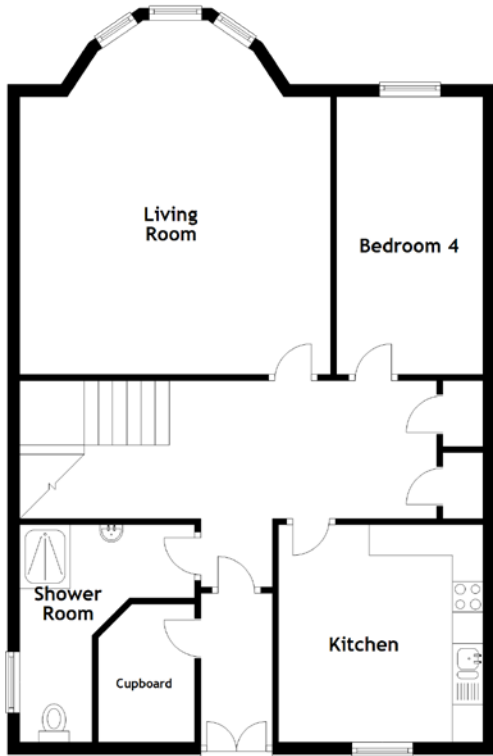
This is a stunning property that has been a cherished family home. It also has incredible potential as a holiday home.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

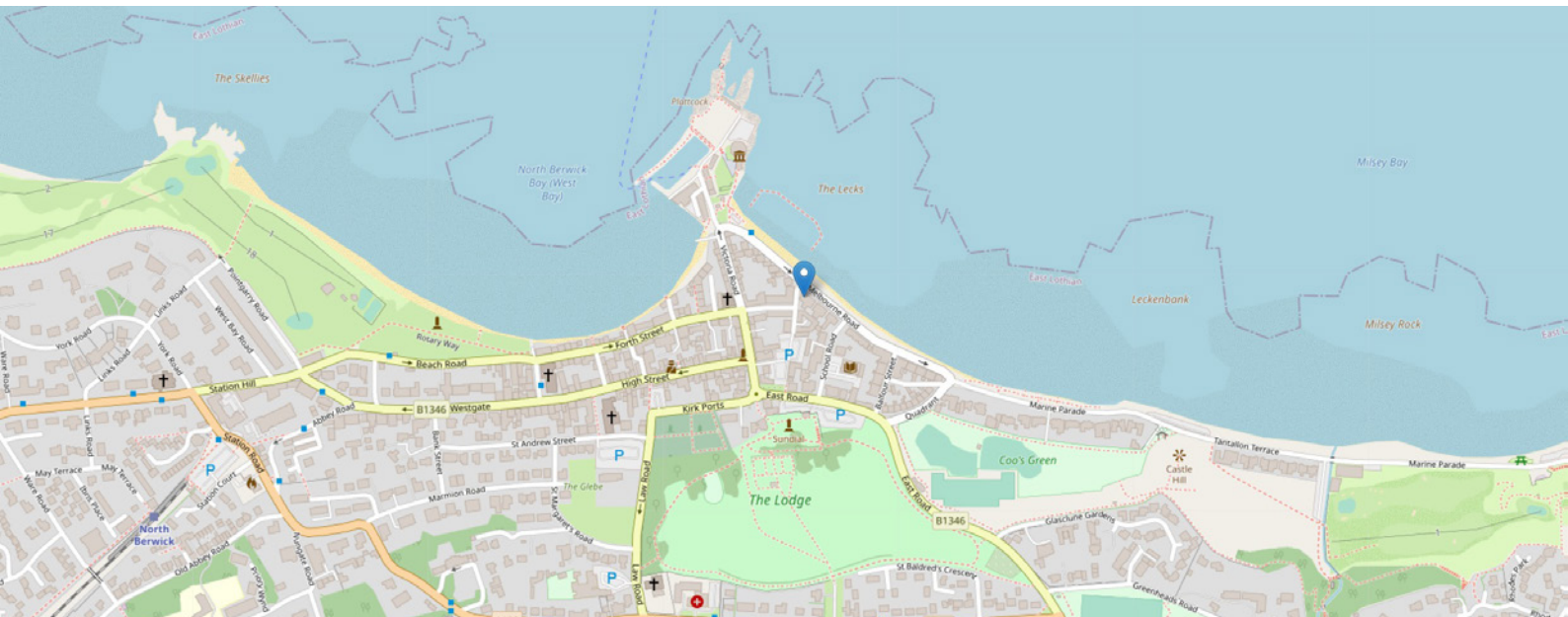
Living Room	5.80m (19') x 5.09m (16'8")
Bedroom 4	4.55m (14'11") x 2.40m (7'10")
Shower Room	3.56m (11'8") x 2.58m (8'5")
Kitchen	3.60m (11'10") x 3.35m (11')
Cupboard	2.26m (7'5") x 1.56m (5'1")

First Floor

Bedroom 1	3.90m (12'10") x 3.71m (12'2")
Bedroom 2	3.90m (12'10") x 3.78m (12'5")
Bedroom 3	3.62m (11'11") x 3.56m (11'8")
Study	5.39m (17'8") x 3.02m (9'11")
Bathroom	3.00m (9'10") x 2.98m (9'9")
Laundry Room	2.21m (7'3") x 1.69m (5'7")

Gross internal floor area (m²): 175m² | EPC Rating: D

[VIRTUAL TOUR - CLICK HERE](#)



THE LOCATION

On the southern shore of the Firth of Forth, North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. From its picturesque 12th century harbour Milsey Bay stretches to the east and Berwick Bay to the west, both beautiful sandy beaches with stunning views to the Bass Rock, Craigeith, Fidra and beyond to the Fife coast.





The town has much to offer with a wide range of recreational activities including the award-winning Seabird Centre, The Yacht Club, boat trips to the Bass Rock and its famous gannet colony, tennis courts and a sports centre with a swimming pool to name but a few. For the golf enthusiast, The Glen and The West Links are close at hand with many others in the immediate area including Gullane, Archerfield, Whitekirk, Craigelaw and The Open Championship Course at Muirfield. North Berwick has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. The surrounding East Lothian countryside and stunning coastline provide many enjoyable walks and the magnificent view on offer from the top of North Berwick Law is well worth the climb. Convenient for the commuter North Berwick has regular rail links and bus services to Edinburgh and the A1 provides easy access by car to the city (40 minutes), the by-pass, the M8 and M9 motorway networks and the airport.




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