



Lower Inchdura, 13C Hamilton Road, North Berwick, EH39 4NA

Impressive three-bedroom lower villa with south-facing landscaped gardens and private parking

URQUHARTS
EDINBURGH



DESCRIPTION

Lower Inchdura, 13C Hamilton Road is an impressive and generously proportioned three-bedroom lower villa with south-facing landscaped garden grounds surrounding the property and a private allocated parking space. Superbly situated in the desirable East Lothian village of North Berwick, within walking distance to the beach, harbour and renowned golf course.

Entrance vestibule and hallway; bright and spacious south-facing living room with wood burning stove and feature window seat; modern fitted open plan kitchen / dining room with wall and base units, integrated appliances, pantry cupboard and direct access to a private patio courtyard; three good sized double bedrooms; bathroom with three-piece suite; and a shower room.

ACCOMMODATION

Entrance vestibule & hall. Living room. Kitchen. Dining room. Three double bedrooms. Bathroom. Shower room.

Gas central heating. Double glazing. Well-maintained garden grounds surround the property, mainly laid to lawn with a courtyard area and two outbuildings. Allocated parking space outside the property accessed via a private lane.



LOCATION

North Berwick is a charming harbour town lying on the East Lothian coast and is within easy commuting distance of Edinburgh. From its picturesque 12th century harbour with quirky eateries to the East and West Bays, both with beautiful sandy beaches and stunning views to the islands; Bass Rock, Craigeleith, Lamb, Fidra and beyond to the Fife coast. The town hosts a wide range of independent shops and businesses, as well as a Tesco and Aldi supermarket. An array of recreational activities in the area includes the award-winning Seabird Centre, the Yacht Club, tennis courts and a sports centre with swimming pool. For the golf enthusiast the Glen and West Links are close at hand, with many others in the surrounding area including Gullane, Archerfield, Craigielaw and The Open Championship Course



at Muirfield. Excellent local primary schooling and the well-regarded North Berwick High school are in the area, with private schooling available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. Regular rail links and bus services to Edinburgh and the A1 provides easy access by car to the city (40 minutes), the bypass, the M8 and M9 motorway networks and the airport.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **D**

Tenure Freehold



Lower Inchdura,
13C Hamilton Road,
North Berwick,
East Lothian, EH39 4NA



Approx. Gross Internal Area
1901 Sq Ft - 176.60 Sq M
Sheds
Approx. Gross Internal Area
38 Sq Ft - 3.53 Sq M
For identification only. Not to scale.
© SquareFoot 2025



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

Urquharts | Property and Law | 16 Heriot Row, Edinburgh EH3 6HR | Telephone 0131 556 2896 | Email enquiries@urquharts.co.uk | Fax 0131 556 0046

www.urquharts.co.uk

