

GLENFUIR

24 FIDRA ROAD, NORTH BERWICK, EAST LoTHIAN, EH39 4NB



THE PERFECT BLEND OF

MODERN &
PERIOD CHARM



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NORTH BERWICK

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to the beach, as well as North
Berwick's world famous West
Links golf course



FORMING PART OF A

STUNNING

VICTORIAN MANSION HOUSE

Occupying half of a striking red-sandstone Victorian mansion house in exclusive North Berwick, Glenfuir has been meticulously refurbished by the current owners, creating state-of-the-art contemporary living spaces against a backdrop of beautifully preserved period features from the eighteenth century. The refurbishment, as well as the professional interior design, centre around the use of natural light and floor space, with an emphasis on indoor-outdoor living, designed for entertainment and family life. Glenfuir's unique design, extensive gated grounds, and its unbeatable location close to the beach, as well as North Berwick's world famous West Links golf course, makes this one of the most desirable family homes in North Berwick, a coastal town which boasts the Sunday Times Best Place to Live in the UK (2024).

General features

- Privately nestled in the most exclusive part of North Berwick
- Part of a striking, red-sandstone Victorian mansion house
- Meticulously refurbished throughout with inspired interior design
- A seamless blend of contemporary living and timeless period charm
- Extensive gated grounds offering privacy and exclusivity
- Home Report value - £2,600,000 | EPC Rating - C

Accommodation features

- Entrance vestibule and impressive reception hall/conservatory
- Magnificent, triple-aspect sitting room with two bay windows and garden access
- Airy designer kitchen with an open plan layout to both a dining and lounge space
- Fabulous billiard/games room with a stylish bar
- Gym with bi-fold doors to patio
- Luxurious principal bedroom with dressing room and en-suite shower room
- Three further double bedrooms, all with en-suite shower rooms
- Discreet utility room and two separate WCs
- Gas central heating system (with underfloor heating downstairs and in the bathrooms) and double-glazed windows

External features

- Substantial, beautifully maintained garden grounds with mature trees and external storage
- Gated road access leading to a sweeping drive with carport and ample parking
- Separate gated entrance and driveway from Hamilton Road
- Large, west-facing paved patio with integrated outdoor lighting
- Detailed planning permission for erection of detached home within the grounds



Property Name

Glenfuir, 24 Fidra Road

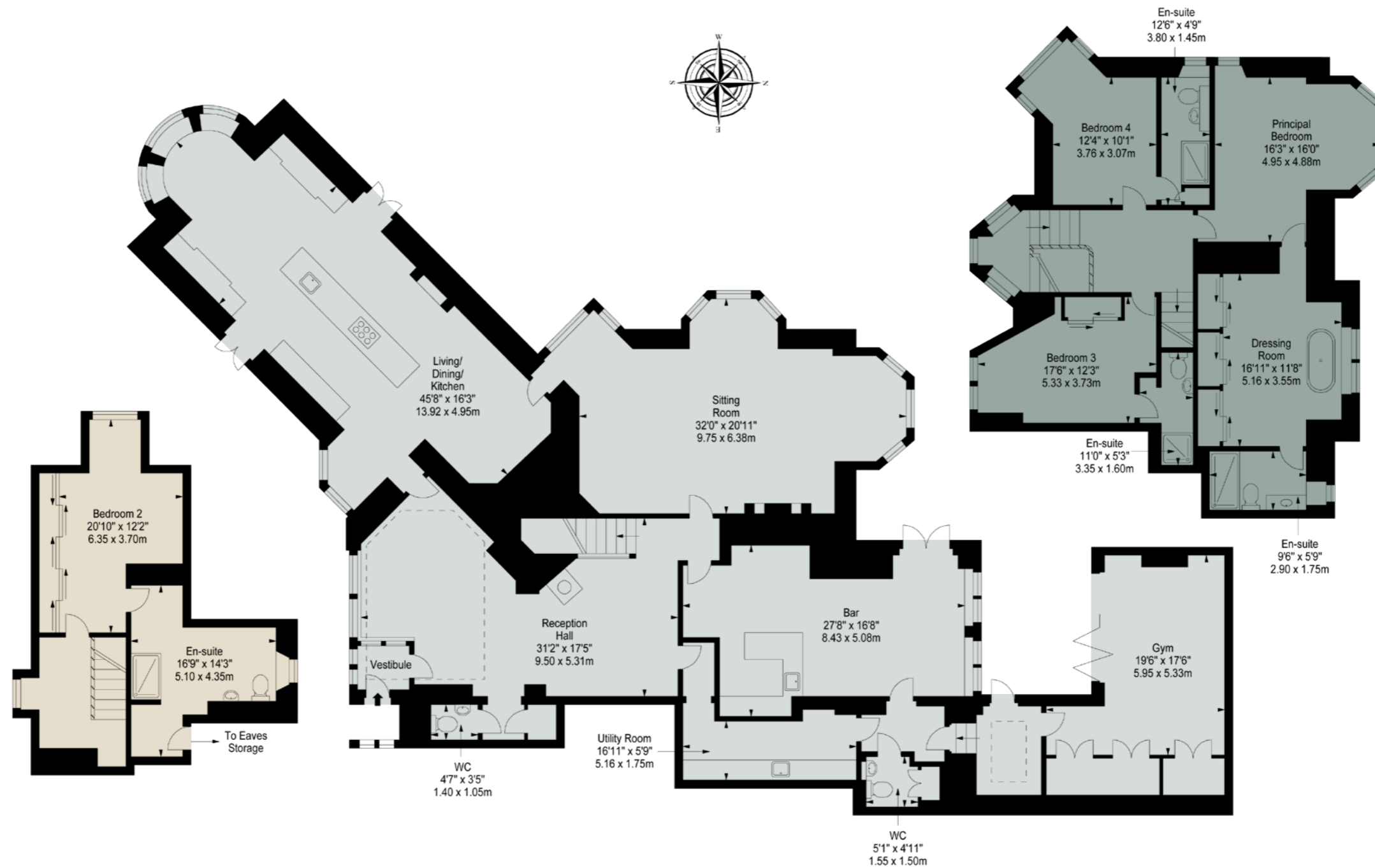
Location

North Berwick, East Lothian, EH39 4NB

Approximate total area:

443.2 sq. metres (4770.7 sq. feet)

■ - Ground Floor ■ - First Floor ■ - Second Floor



An aerial photograph of a large, multi-story stone house with a grey slate roof and several chimneys. The house is surrounded by a well-maintained green lawn and a dense forest of trees. In the background, a coastal town is visible, followed by a golf course and the sea. A small island is visible in the distance. The text 'ASTONE'S THROW' is overlaid in large white letters across the center of the image.

ASTONE'S THROW

FROM THE PICTURESQUE COASTLINE

STEP INSIDE

A MAGNIFICENT FAMILY HOME



Providing an introduction to the house is the entrance vestibule, leading off a small porch, which in turn gives way to a most impressive welcome: a grand reception room. Part conservatory, with delightful period glazed windows overlooking the garden and a glazed roof framing the sky, this light-filled area with Spanish cherry wood Karndean flooring offers a wonderful seating space to soak up the sun or read a book. The second part of the reception area, with period pressed ceilings and a wood burning stove, creates another seating area and showcases the blend of stylish contemporary interiors and period features which awaits throughout the house.



GET COSY

IN THE PERFECT SPACE FOR FAMILY LIFE & ENTERTAINING

Enjoying a wealth of glazing which incorporates two bay windows and French doors to the garden, is a spacious, yet intimate, sitting room. Arranged around a contemporary inset log-burning stove, with a multimedia/television unit above, this reception room is ideal for relaxing and entertaining, throughout the year.





THE HEART OF THIS HOME

A DESIGNER KITCHEN, DINING AREA AND SNUG

At the heart of this coastal home is perhaps the most impressive space in the house: a spectacular kitchen, spanning almost 50 feet under an apex ceiling, offering an open-plan layout to a dining area, as well as a cosy lounge/snug space. The designer Poggenpohl kitchen is beautifully appointed with a wealth of tall matte-black and clotted cream-coloured cabinetry, supplemented

by a central island catering for morning coffee and socialising. Behind the sleek façade, the kitchen houses two multifunctional Siemens double ovens, two Siemens warming drawers, two tall wine fridges, a regular fridge, a fridge/freezer (all Liebherr), a gas and electric hob and a Teppanyaki plate (both Gaggenau and featuring built-in extractor fans).





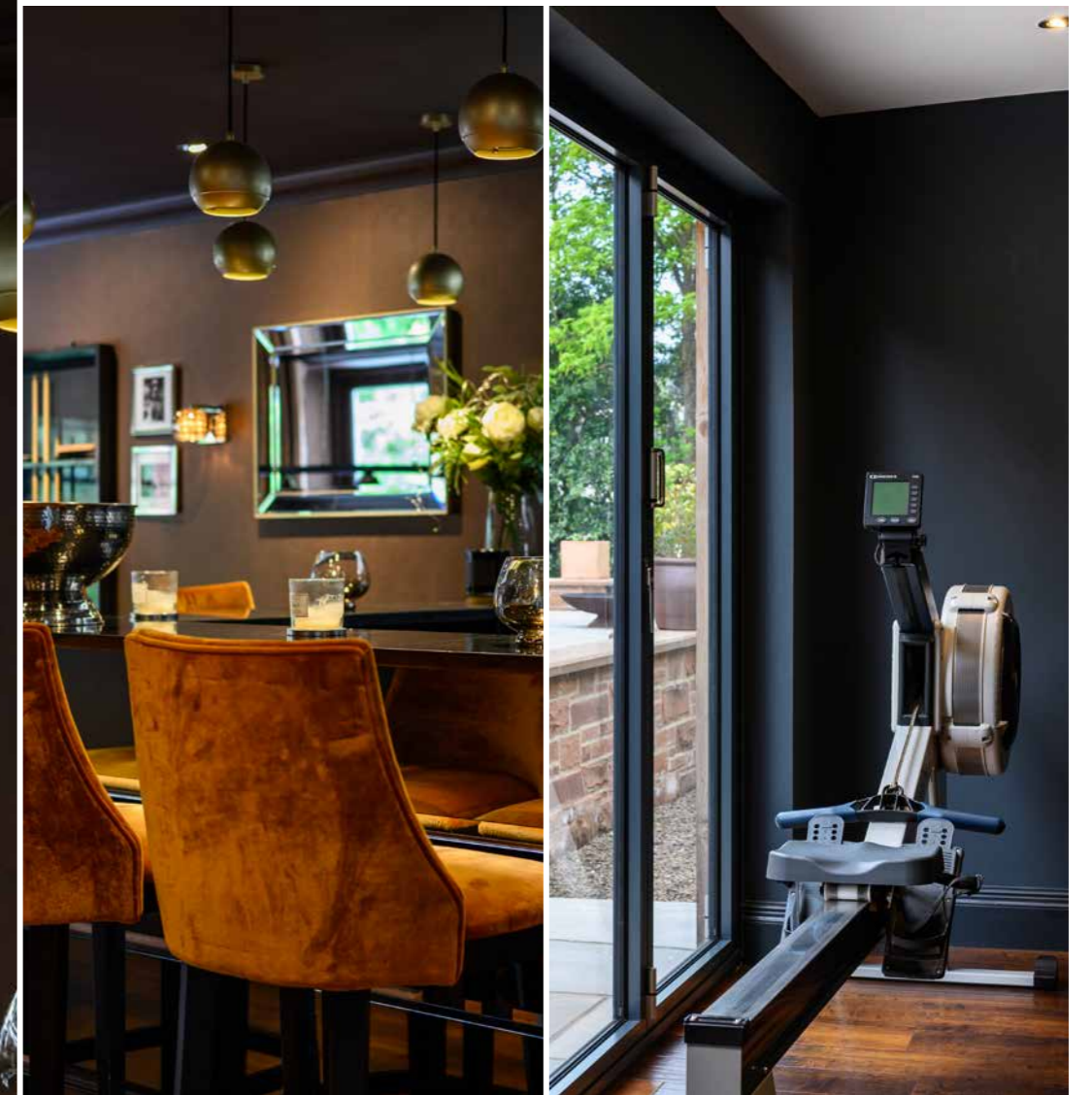
The room benefits from a cosy log-burning stove, skylights and French doors to both patios and gardens - taking the centre stage for entertainment and busy family life. A bay windowed area houses the formal dining table and chairs at the one end of the room, while a cosy snug on the other side is ideal for lounging and informal gatherings. A separate utility room offers a discreet space for laundry and appliances, as well as additional cabinetry for storage.







RECREATIONAL ROOMS



ADDING LUXURY, FUN & FITNESS TO THE HOME

The ultimate in entertainment: a billiard and games room with a fully fitted wet bar, which would not be out of place in any of the capital's luxury establishments! Undoubtedly designed for formal entertainment, the room is just as ideal for fun family nights in or a glass of wine after a day's work. A door connects the room to the gardens for alfresco entertaining and a handy guest WC is found next door. Set a little further down the hallway is a gym (with extensive fitted storage space) and floor-to-ceiling bi-fold doors, allowing natural light and garden views to stream in. This generous versatile space, set away from the rest of the reception rooms, could also be used as a home office, a studio/hobby/music room, or an additional reception area..



GENEROUS & AIRY

EN-SUITE DOUBLE BEDROOMS

The property's four bedrooms are arranged over the first and second floors and are presented with tasteful, stylish décor and fitted carpets for optimum comfort underfoot.



LUXURIOUS & SPACIOUS SLEEPING AREAS

The principal bedroom exudes luxury, reminiscent of a high-end hotel suite, with a spacious sleeping area, an adjoining dressing room with triple built-in wardrobes and a freestanding bathtub, and an en-suite shower room. The remaining bedrooms all offer plenty of space for freestanding furniture, including dressing tables/study spaces if desired, with floorspace maximised in two of the rooms by large built-in wardrobes.





STUNNING, BEAUTIFULLY APPOINTED WASHROOMS



The principal bedroom's en-suite shower room is styled with sleek black tiling and comprises a deluxe walk-in enclosure with a rainfall showerhead, a basin set into excellent vanity storage, a WC, and a tall chrome towel radiator. The remaining three bedrooms also have well-appointed shower rooms with walk-in enclosures and rainfall showerheads, vanity units with inset basins, WCs, and tall towel warmers. For convenience, two WCs/cloakrooms are situated on the ground floor.

The home is kept warm by a gas central heating system, with underfloor heating throughout the ground floor and in all bathrooms, and benefits from double-glazed windows.

GENEROUS GROUNDS

A BEAUTIFULLY MAINTAINED GATED GARDEN

Glenfuir is privately nestled in extensive, gated garden grounds, occupying approximately an acre, bordered by mature, leafy trees and neat hedges. A vast lawn gives way, via a few steps, to an impressive paved patio with integrated outdoor lighting to host evening soirees and summer barbeques. The garden comes with gravel pathways which connect to other areas of lawn and patio, as well as a sweeping gravel driveway, allowing extensive and secure parking spaces. There is a garden shed located near to the main entrance and a carport/lean-to close to the house providing additional outdoor storage.

Extras: All fitted floor coverings, window coverings, fitted furniture (including dressing table and mirror in principal dressing room), integrated kitchen appliances and televisions on the ground floor will be included in the sale. All other items by separate negotiation.

PLANNING PERMISSION

Detailed planning permission exists for erection of a detached home within the grounds, at the sole discretion of the buyer. More details are available from the agents on request.





NORTH BERWICK

FREQUENTLY VOTED AS ONE OF THE
BEST PLACES TO LIVE IN THE UK

Situated on the picturesque East Lothian coastline and frequently voted as one of the best places to live in the UK, North Berwick is an exclusive and historic town that has become increasingly popular with families and those commuting to the cities for work, but preferring a tranquil coastal home. Known as “Scotland’s Golf Coast”, East Lothian boasts an incredible 22 golf courses catering for golfers of all standards and tastes, with local courses including the 13th oldest golf club

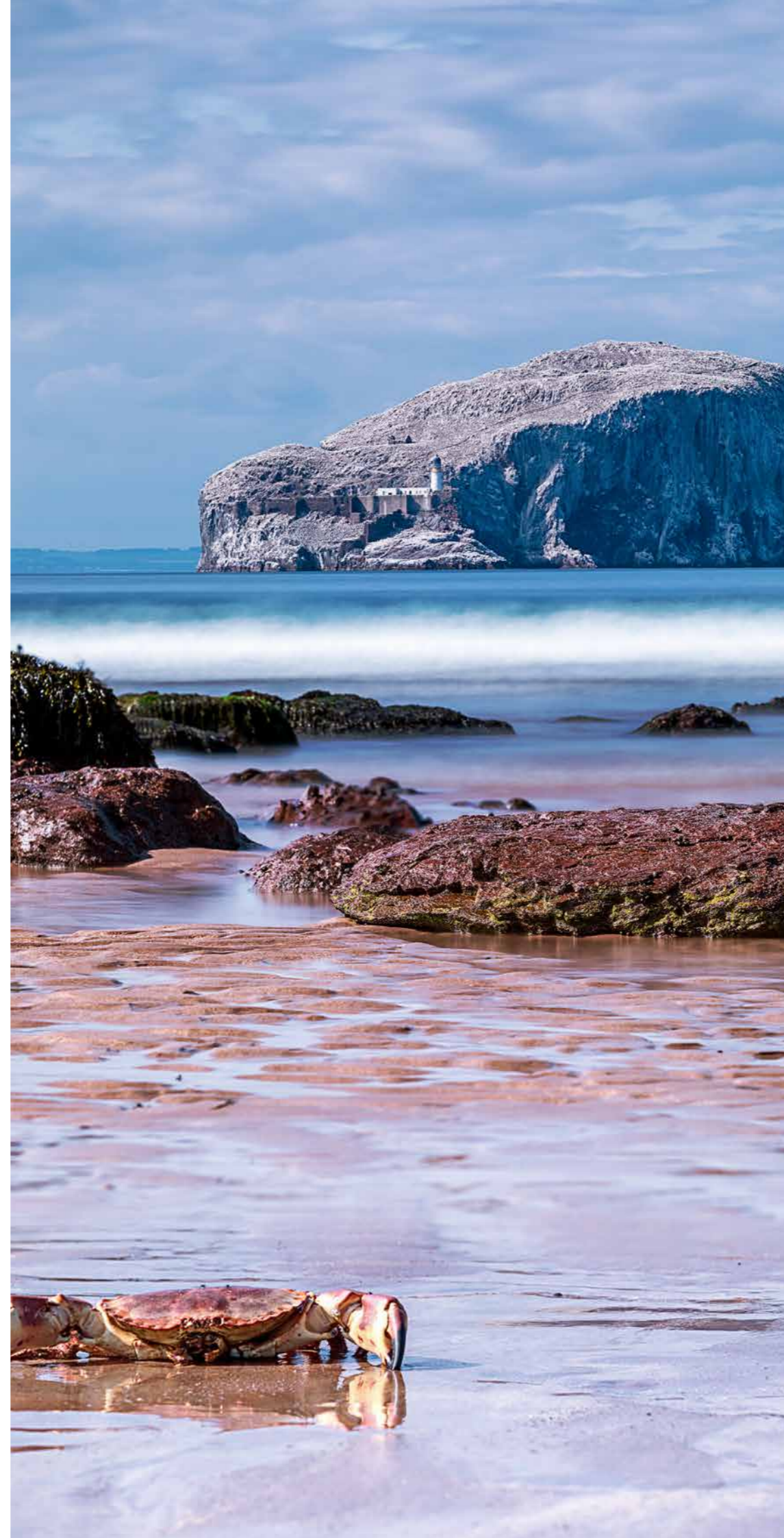
in the world, North Berwick Golf Club, as well as The Glen Golf Club, Archerfield Links, the Renaissance Club, Dirleton Castle Golf Club, and Muirfield to name just a few. The area is also well-known for its picturesque outdoor spaces, with North Berwick forming a large part of the John Muir Way and boasting beautiful beaches, with the closest just minutes’ walk from Glenfuir, as well as North Berwick Law (just over a mile from the property) and the iconic volcanic island of Bass Rock.



RECREATIONAL AMENITIES

The town is home to an eclectic range of shops, including independent retailers, family run businesses, well-known high street stores, and major supermarkets, as well as an array of cafés, coffee shops, and highly regarded restaurants.

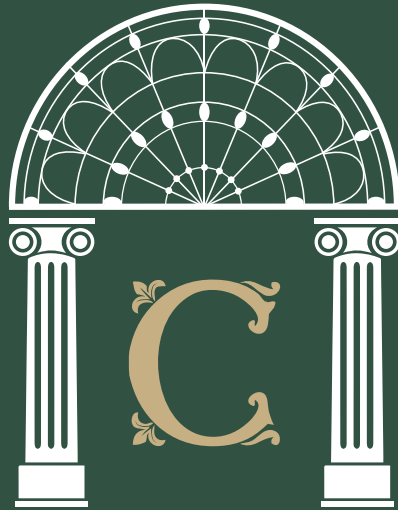
For the active type, North Berwick has a vast offering of sports clubs and groups for all ages, abilities, and interests, as well as a sports centre with a swimming pool, fitness classes, a well-equipped gym, sports coaching, a children's soft play, and trampolining, with the great outdoors of course offering the perfect backdrop for those who prefer to exercise outside.



SCHOOLING & CONNECTIVITY

Families with children of school age are well catered for, with the town boasting highly regarded state schooling at primary and secondary level, both within a 30-minute walk from the property, as well as being ideally placed for easy access to private schooling in East Lothian itself and the capital, with many of the local independent schools offering bus services for North Berwick-based students.

The town also boasts excellent transport links, with close proximity to major road links, regular bus services across the county and further afield, and a train station (a 3-minute drive or 14-minute walk from the property) offering regular and swift links into the capital.



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ESTATE AGENCY
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ESTATE AGENCY
OF THE YEAR

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These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.