

29 CLIFFORD ROAD



NORTH BERWICK, EH39 4PW



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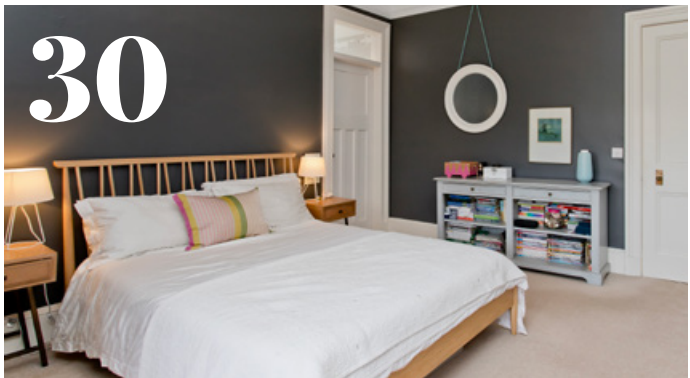
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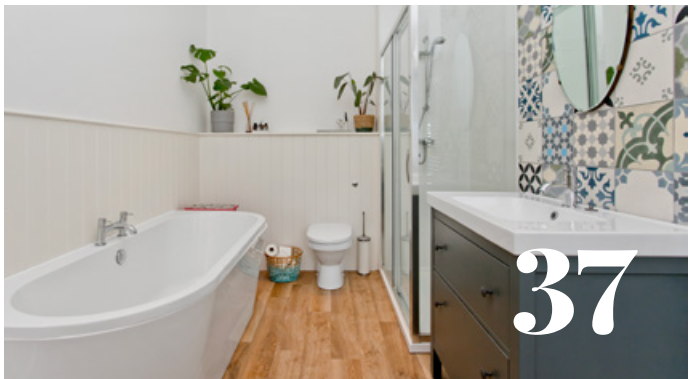
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Offering a refined family lifestyle in a prime location, this tastefully refurbished Victorian villa is set within strolling distance of the beach, sought-after schools, train station, and the High Street packed with independent shops, cafés, and restaurants. The new owners will enjoy this period home's carefully redesigned and elegant interiors, spread over two floors, maximising flow, natural light, and an indoor-outdoor connection. With four reception rooms, four double bedrooms, and three bathrooms, all supplemented by private south-facing gardens and extensive off-road parking, family homes do not come more ideal than this one.

GENERAL FEATURES

- Double storey, Victorian semi-detached house
- Within strolling distance of outstanding amenities
- Tastefully refurbished by its current owners
- Designed around light and flow, connecting to the garden
- Four reception rooms, four bedrooms, and three bathrooms
- Generous private drive with EV charger
- Private gardens with the rear enjoying full sun
- Home Report value - £1,150,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Victorian tiled vestibule, leading to reception hall
- Elegant bay window living room with feature fireplace
- Family room with twin windows and open fireplace
- Extensive music room with traditional box bay window
- Magnificent dining room open plan to kitchen
- Quality painted oak kitchen, fully integrated, with island
- Discreet utility room / cloak cupboard
- Sunny conservatory with French doors to garden
- Principal bedroom with walk-in wardrobe and en-suite
- Three further generous double/king bedrooms
- Additional en-suite shower room
- Contemporary 4-piece family bathroom
- Modern, ground floor WC
- Extensive fitted storage throughout





29 CLIFFORD ROAD

Welcome home

a welcoming first impression

Set back from the road behind a low wall and front garden, 29 Clifford Road makes a welcoming first impression with its traditional clay-tiled roof and rendered walls framed by sandstone sills and mullions.

A stone paved path, framed by planting, leads to the front door set at the side of the house. Welcoming you inside is a vestibule with original Victorian tiling and a part glazed door leading to the reception hall. Here, the high ceilings framed by ornate cornicing offers some of the first glimpses of the beautifully retained period features. The reception hall, with its oak herringbone floor, is lit from a large skylight over the stairs and gives access to most of the rooms on the ground floor.



Spectacular

central hub



Set at the rear of this house is its heartbeat - a most magnificent room zoned for cooking, dining, socialising and enjoying the outdoors. The room, with its solid oak herringbone flooring, has been reconfigured to allow for open-plan living with double sets of French doors - one leading directly to the patio and garden, and the other to the conservatory. The space is not only filled with lovely warm sunlight throughout the day (due to its dual aspect), but offers open and private views over the gardens.



The bespoke solid oak kitchen, with a painted muted sage finish, has been designed with form and function in mind. Black granite worktops frame the units, which neatly incorporates a range of AEG branded integrated appliances behind its façade, including a double fridge, freezer and dishwasher. A Rangemaster cooker, with a 5-ring gas hob and double ovens, sits under an integrated hood, whilst a separate utility area houses the laundry appliances. A large central island offers excellent workspace as well as the sunken sink. Adding to the storage is a deep, walk-in larder cupboard.

*Magnificent
dining
room open
plan to
kitchen*

The twin windowed dining area is particularly spacious - making it not only ideal for family life, but perfect for entertaining. Enjoying its own fireplace, fitted with a wood burning stove, as well as its direct connection to the outdoor patio, means that this space is perfect for entertaining and dinner parties both in the winter and summer months!





Timeless

elegant living room



Set to the front of the house is a stylish living room with a serene atmosphere and retained period features. A large bay window, crisp white walls, a soft neutral carpet, and high ceiling with egg-and-dart cornicing, all work together to enhance the airy and tranquil atmosphere of this formal reception room. Centred around a feature fireplace with a wood burning stove, the living room offers excellent space for a range of lounge furniture.



Kick back & relax

The family room, with its stripped wooden floorboards, open fireplace, and twin windows framed by oak panelling, is currently used as a space to relax in for the whole family. On the one side is a TV and seating area, whilst the other side benefits from bespoke fitted shelving and cupboards, creating an informal library area, perfect for relaxed reading.



A versatile space

Reached either via double doors from the kitchen, or the hallway, or even through a traditional glazed door connecting to the garden, this spacious room, currently used as a music room, offers excellent versatility for a variety of uses.

The music room

At one end is a large glazed box bay window, complete with lead glass, as well as a glazed garden door, filling the south-facing room with natural light. At its centre a living flame fire in the shape of a stove and at the other end some fitted shelving. Completing the ground floor accommodation is the sunny conservatory with double doors to the garden and connected directly to the dining room and kitchen. A guest WC is also conveniently located on the ground floor accessed from the reception hallway.





Four sumptuous double bedrooms

on the first floor

Lit by a large boxed skylight, the staircase sweeps up to the first floor, where the property's four bedrooms and three bathrooms await.



Generous double/king bedrooms

Spacious proportions and leafy views



The second bedroom also enjoys stylish décor, spacious proportions, as well as its own modern, three-piece shower room. The third and fourth bedrooms both continue the spacious proportions, tranquil atmosphere and leafy views and both of them are serviced by a four-piece family bathroom accessed from the naturally lit landing.



The principal bedroom

The tastefully styled principal suite boasts not only a generous footprint and triple windows, but also comes with a walk-in wardrobe and an en-suite bathroom. The four-piece en-suite bathroom has been fitted with a deep soaker bathtub, a separate shower and a WC-suite with vanity storage incorporated.



Contemporary four-piece family bathroom



*plus two
stylish
en-suites*

The family bathroom, with its lead pipe grey wood panelling which beautifully frames the white walls, is naturally lit by a skylight. It consists of a bathtub, separate shower and matching WC-suite.



The principal four-piece en-suite bathroom has been fitted with a deep soaker bathtub, a separate shower and a WC-suite with vanity storage incorporated. Next, the second bedroom also enjoys a modern, three-piece shower room.



Enjoying the
outdoors





This family home comes with lovely front, side and rear gardens. The front garden has been landscaped and sits behind a low front wall, shielding it from the road. It comes with a generous gravel drive, which allows parking for 4 cars and benefits from an electric car charger (EV-charger), as well as flowerbeds, paths and outdoor log stores. The south-facing rear garden enjoys a large sandstone paved patio, directly connected to the house, ideal for alfresco dining. The rest of the garden is wonderfully established and well-stocked with a lawn, pathways, stone walls, flowerbeds, shrubs, box hedging and trees. At the very rear of the garden is a barbeque hut and another small patio area for seating.

The property benefits from a range of single and double glazed units, as well as original and modern radiators, fed by a gas central heating system. Included in the sale are all the light fittings, bespoke blinds and curtains, kitchen appliances, barbeque hut, a garden shed and two log stores.

Property Name

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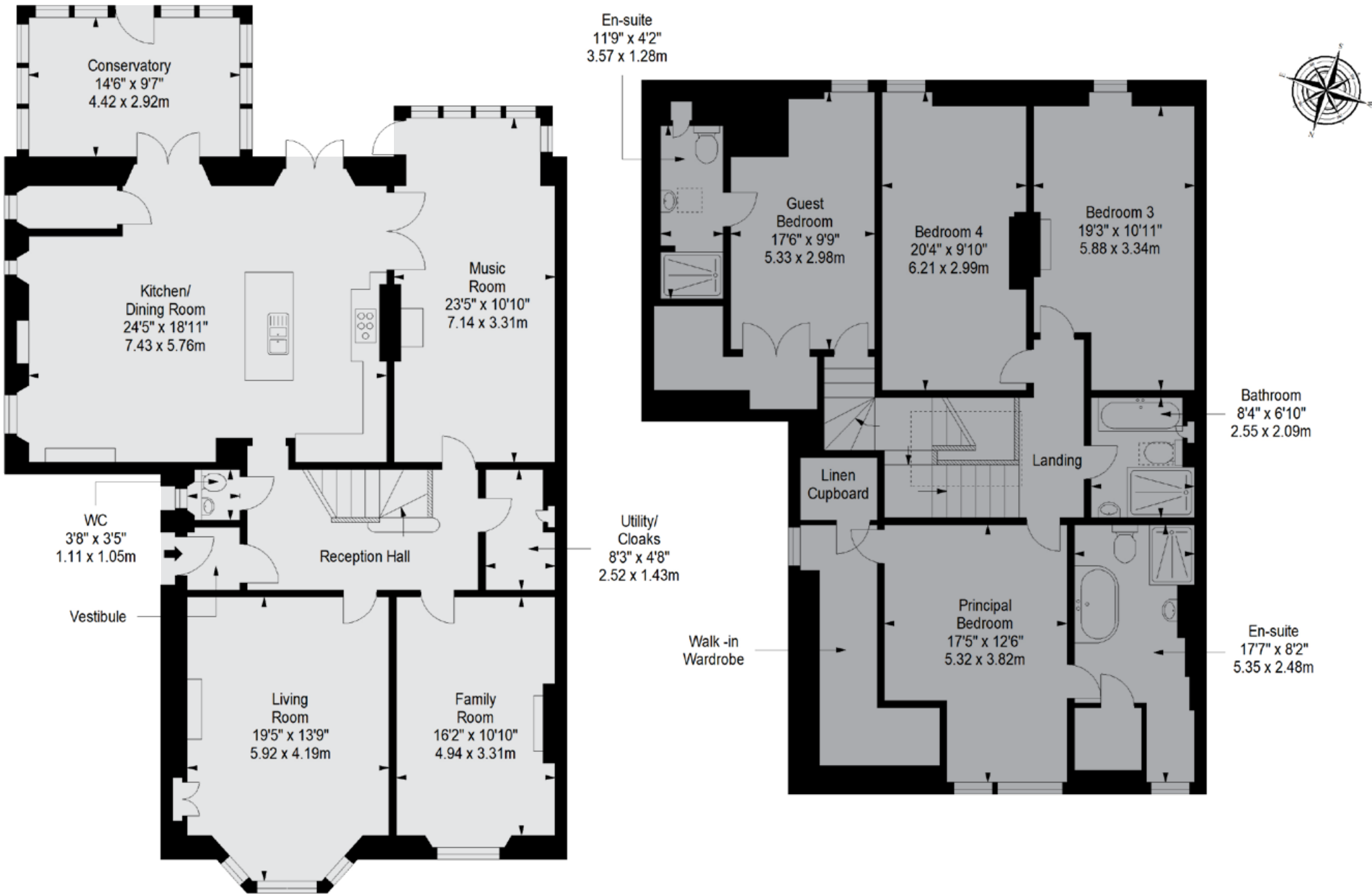
Location

North Berwick, EH39 4PW

Approximate total area:

274.9 sq. metres (2959.1 sq. feet)

- Ground Floor - First Floor



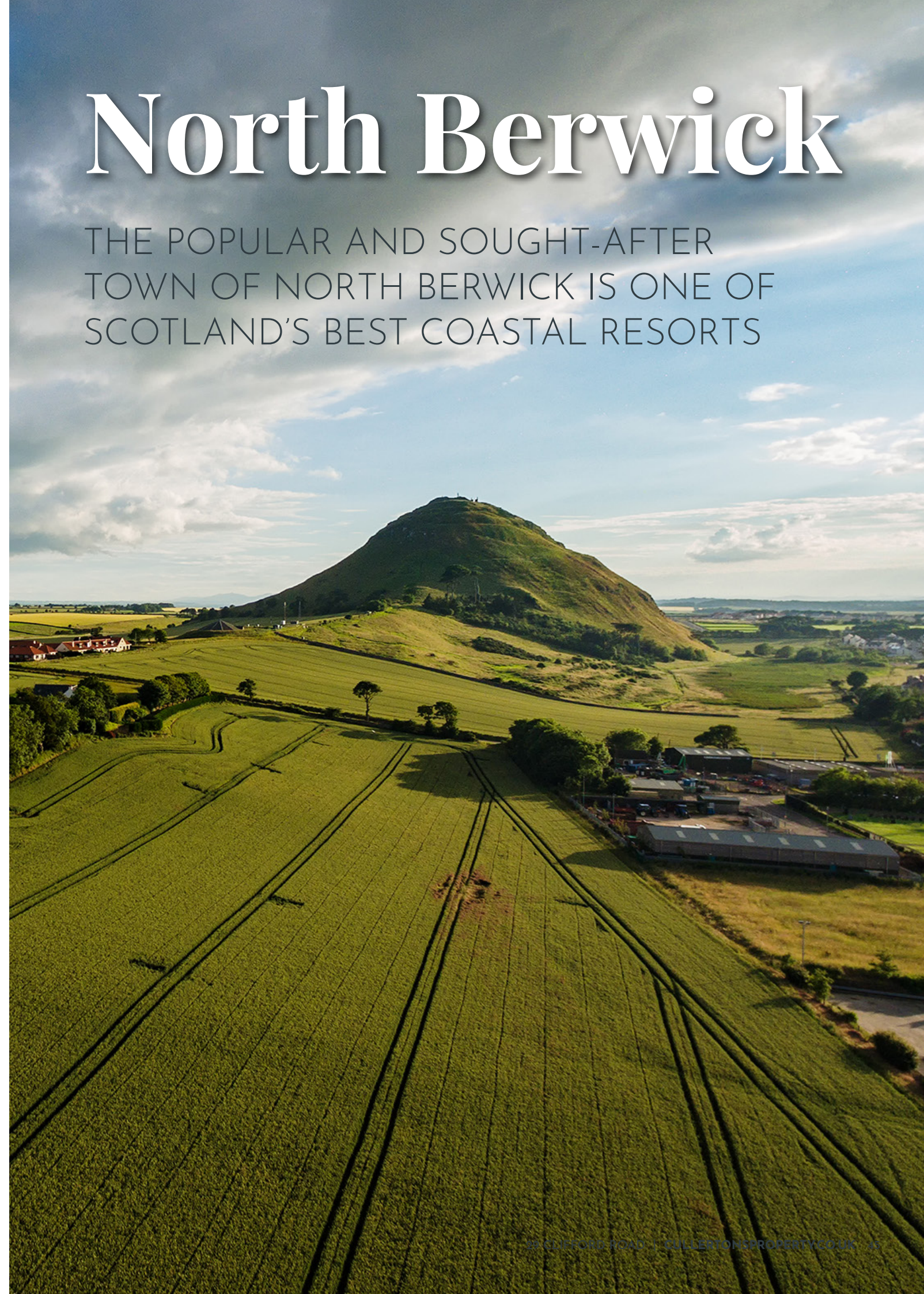
The town centre boasts many independent shops, boutiques, and galleries and offers a family-run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Tesco and Aldi supermarkets offer additional choice. 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 the golf enthusiast, there are a number of 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.



North Berwick

THE POPULAR AND SOUGHT-AFTER
TOWN OF NORTH BERWICK IS ONE OF
SCOTLAND'S BEST COASTAL RESORTS





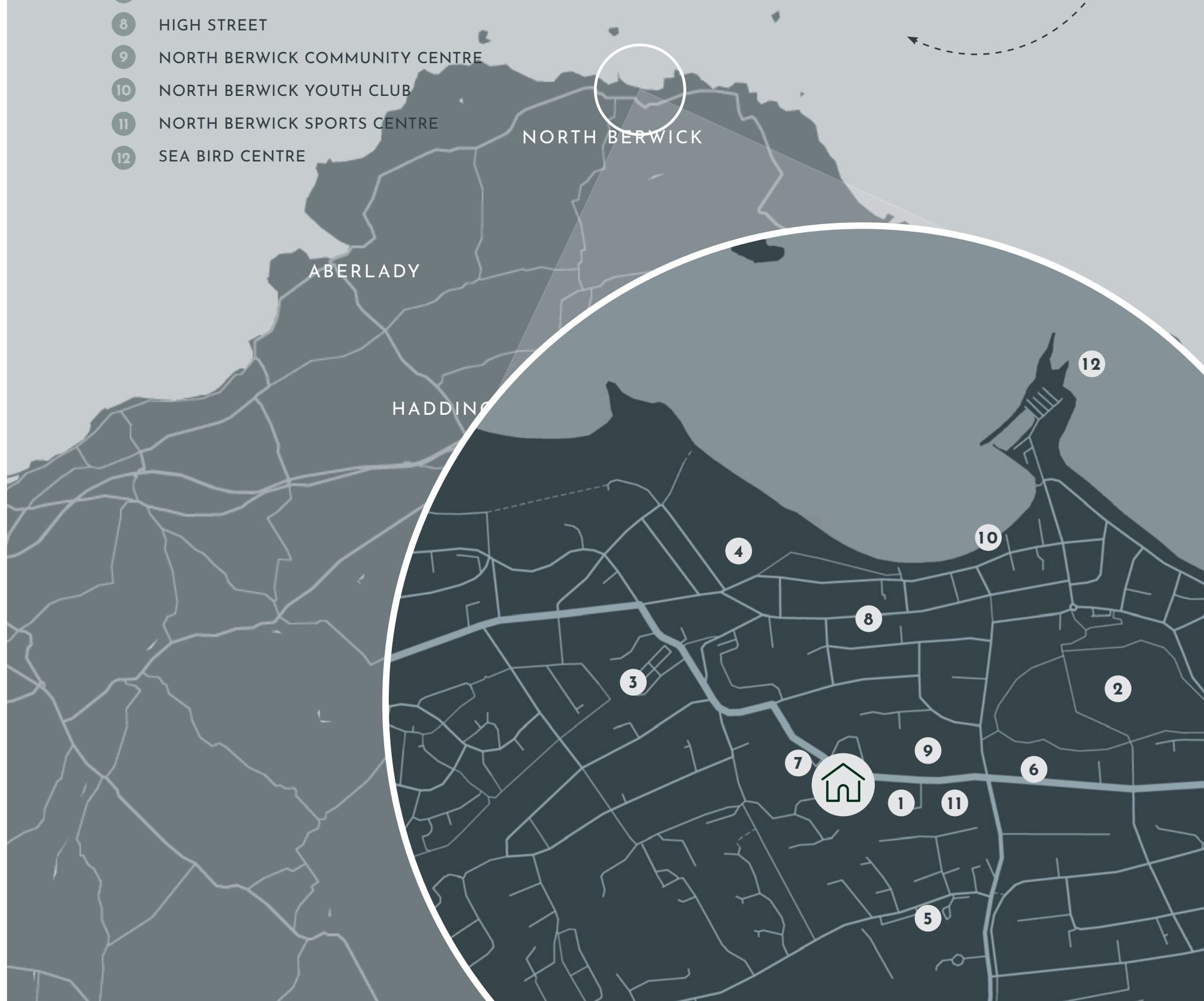
THE
SURROUNDING
AREA HAS
PLENTY TO
OFFER FOR
THE ACTIVE
TYPE



- 1 NORTH BERWICK BOWLING CLUB
- 2 LODGE GROUNDS
- 3 NORTH BERWICK TRAIN STATION
- 4 NORTH BERWICK GOLF CLUB
- 5 NORTH BERWICK HIGH SCHOOL
- 6 GROUP MEDICAL PRACTICE
- 7 KINGS KNOLL BUS STOP
- 8 HIGH STREET
- 9 NORTH BERWICK COMMUNITY CENTRE
- 10 NORTH BERWICK YOUTH CLUB
- 11 NORTH BERWICK SPORTS CENTRE
- 12 SEA BIRD CENTRE

NORTH BERWICK LAW	1 MILE
DUNBAR	12 MILES
MUSSELBURGH	20.9 MILES
LEITH	27.4 MILES
EDINBURGH CITY CENTRE	28.4 MILES
EDINBURGH INTERNATIONAL AIRPORT	36.5 MILES

DISTANCES





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

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From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

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Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



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**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

DISCLAIMER

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.