

24 BLACKADDER CRESCENT

NORTH BERWICK, EH39 5FQ

Set within an exclusive, family-friendly development in sought-after North Berwick, this attractive detached house boasts spacious and tasteful interiors surrounded by beautifully landscaped and sundrenched gardens, excellent private parking, and lovely open views.





CULLERTON'S

WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing 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.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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TABLE OF CONTENTS



10

Welcome to 24 Blackadder Crescent
Corner plot with lovely open views to the front

04

Floorplan

07

The Property

08

Reception Hall

10

Living Room

14

Dining Kitchen



14

Open-plan kitchen



30

Sunny landscaped rear garden

20

Ground Floor Study

22

Bedrooms

28

Bathrooms

30

Gardens & Parking

36

The Area



Property Name

24 Blackadder Crescent

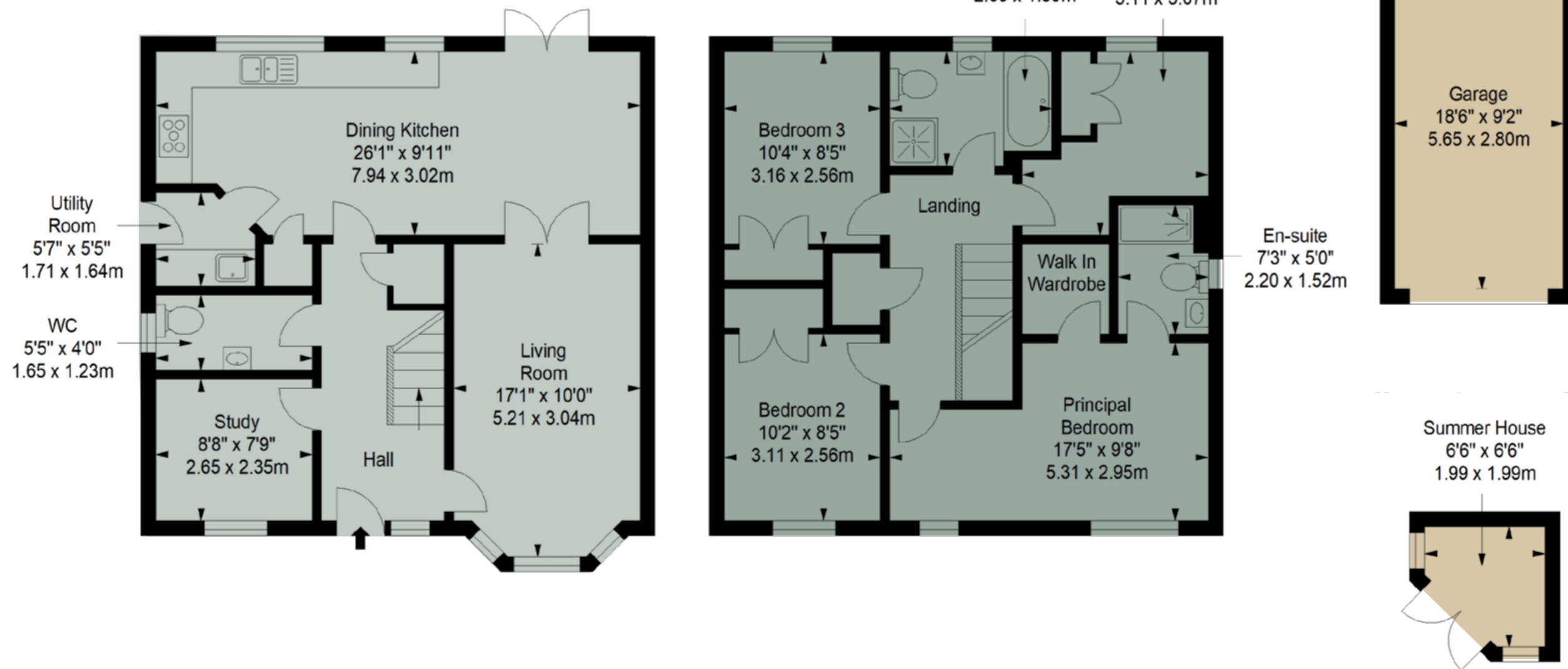
Location

North Berwick, EH39 5FQ

Approximate total area:

145.6 sq. metres (1567 sq. feet)

 - Ground Floor  - First Floor  - Externals





B

enefitting from a corner plot location, the double storey house with its off-white rendered walls framed by red sandstone detailing is set behind a neat front lawn and landscaped borders, creating a welcoming first impression of this contemporary family home.

GENERAL FEATURES

- Exclusive and sought-after North Berwick setting
- Part of a contemporary, family-friendly development
- Corner plot with lovely open views to the front
- Attractive, detached, double-storey house
- Home Report value - £520,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Wide reception hall with storage
- Magnificent bay-windowed living room
- Open-plan kitchen and diner with garden access
- Utility room with garden access
- Ground floor study/play room/snug
- Principal suite with shower room
- Three further bedrooms with wardrobes
- Impressive four-piece family bathroom
- Ground floor WC/cloakroom

EXTERNAL FEATURES

- Landscaped front garden
- Fully enclosed, sunny landscaped rear garden
- Long, private driveway and single garage

THE RECEPTION HALL SETTING THE TONE FOR THE INTERIORS



Upon entering the property, one is welcomed into a bright and spacious reception hall that instantly conveys a sense of stylish and well-considered design. The hall is laid with pale ash wood flooring that enhances the natural light streaming in.

The reception hall offers seamless access to the ground-floor rooms: the study, cloakroom/WC, living room, and the impressive dining kitchen to the rear. A carpeted staircase, with storage underneath, gives access to the first floor sleeping quarters.





THE LIVING ROOM

A CONNECTED AND SERENE SPACE

The beautifully proportioned living room lies to the front of the property, offering over 17 feet in length and is bathed in natural light from a charming bay window, with wooden plantation blinds, overlooking the front garden. Crisp white walls and pale ash wood flooring continue the home's consistent and elegant interior scheme. The room links intuitively with the adjoining dining kitchen through double glazed doors creating an ideal flow for entertainment and everyday family life.



MAGNIFICENT BAY-WINDOWED LIVING ROOM



THE DINING KITCHEN

FOR SEAMLESS INDOOR-OUTDOOR LIVING

The heart of the home is undoubtedly the spectacular dining kitchen, which spans the full width of the property to the rear. This open-plan space is perfectly designed for modern family life, combining functionality with an exceptional sense of style. Defined by its striking terracotta walls and ceiling, the kitchen offers a bold yet welcoming environment, offset by sleek high-gloss cabinetry. The kitchen is exceptionally well-equipped, featuring neatly integrated appliances, supplemented by a discreet utility room, housing laundry facilities and providing additional storage, with a door offering external access—ideal for practical day-to-day living.





"Defined by its striking terracotta walls and ceiling, the kitchen offers a bold yet welcoming environment, offset by sleek high-gloss cabinetry..."

Two windows and a set of glazed French doors offer views and direct access to the rear garden, drawing in warm sunlight. The dining area is large enough to accommodate formal dinners and casual family meals alike, and offers a seamless connection between indoor and outdoor living.



THE VERSATILE STUDY ON THE GROUND FLOOR



Tucked away at the front of the house, the study/home office provides an invaluable additional room on the ground floor, perfect for working from home, reading or quiet hobbies. With a large window offering leafy outlooks, this peaceful space could also serve as a snug or playroom depending on household requirements.

THE PEACEFUL FIRST FLOOR BEDROOMS

Bedrooms two and three are well-proportioned doubles, offering bright, versatile rooms with lovely views. Each bedroom features a built-in wardrobe, a soft neutral palette, plush carpeting, and large windows that maximise natural light. Bedroom four, while more compact, also includes fitted storage - perfect as a child's room or study.



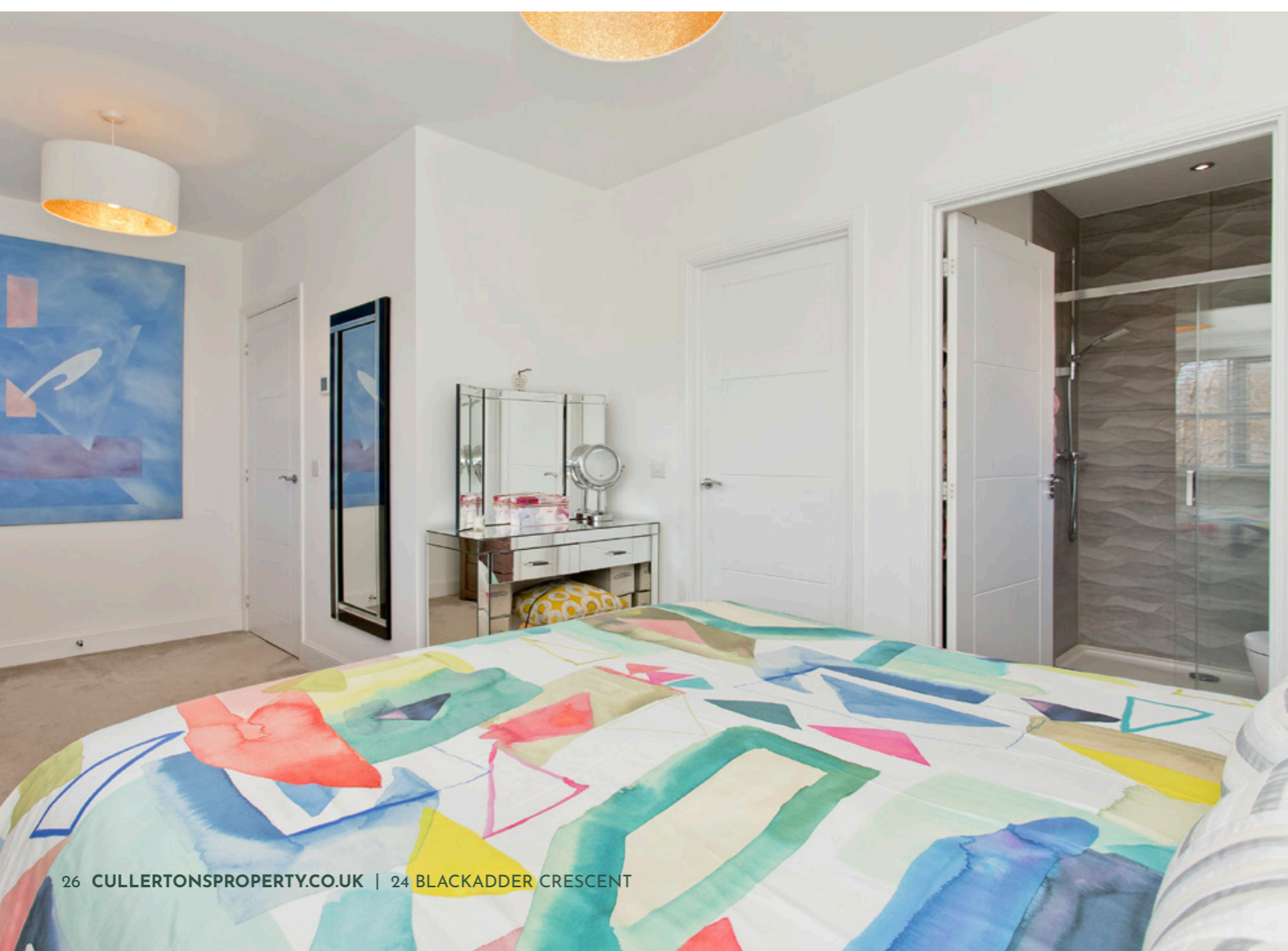
"WELL-APPOINTED KING-SIZED
BEDROOM BOASTS A WALK-IN
WARDROBE, DRESSING AREA,
AND A CONTEMPORARY EN-SUITE
SHOWER ROOM"





Occupying a peaceful front-facing position, the principal bedroom is an elegant space, offering both generous proportions and thoughtful design. This well-appointed king-sized bedroom boasts a walk-in wardrobe, dressing area, and a contemporary en-suite shower room.

Designed with quality materials, it features a generous walk-in shower with sliding glass enclosure and a striking wave-textured tile feature wall that brings a subtle sense of movement and luxury to the space. The room is completed by a modern wall-hung basin with chrome mixer tap, a close-coupled WC, and a mirrored vanity cabinet offering practical storage.





BATHROOMS BEAUTIFULLY APPOINTED

Serving the three additional bedrooms, the main family bathroom is a generous four-piece suite, thoughtfully laid out and finished to a high specification. The space is stylishly presented and comprises a full-sized bathtub with chrome mixer, a separate glazed shower enclosure, a pedestal basin, and a modern WC. A large window provides excellent natural light and ventilation, while the room's dimensions comfortably support family use.



...THOUGHTFULLY DESIGNED FOR BOTH
RELAXATION AND ENTERTAINING





THE LANDSCAPED OUTDOOR SPACES AND PARKING

The gardens at 24 Blackadder Crescent are a true extension of the home's character, both beautifully landscaped and thoughtfully designed for both relaxation and entertaining. To the front, vibrant planting beds and a neat lawn create instant kerb appeal. The rear garden is a private, enclosed haven, featuring a generous patio with multiple seating areas, mature shrubs, and striking ornamental details. The rear garden enjoys warm sunshine throughout the day. A standout feature is the summer house with power and heating, ideal for use as a chill-out zone or creative studio.





Adjacent to the house, a long driveway leads to a detached garage, providing excellent off-street parking and practical storage for outdoor equipment or vehicles.

The property benefits from double glazing and gas central heating throughout.

NORTH BERWICK, EAST LoTHIAN

ONE OF SCOTLAND'S BEST COASTAL RESORTS



BLACKADDER CRESCENT IS LOCATED
ON THE WEST SIDE OF NORTH BERWICK,
SURROUNDED BY EAST LOTHIAN'S
PICTURESQUE LANDSCAPE



Surrounded by beautiful beaches and offering a lively and vibrant town centre, North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. 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 golf enthusiasts, there are several 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.

SCHOOLS

State Schools: Law Primary School
and North Berwick High School

Independent Schools: Loretto
School (Musselburgh) and Belhaven
Hill School (Dunbar)

CULTURE

Scottish Seabird Centre,
Bass Rock, Tantallon
Castle, Coastal
Communities Museum,
Myreton Motor Museum,
National Museum of Flight

UNIVERSITY

The University of
Edinburgh

#1

VOTED AS THE BEST PLACE
TO LIVE IN THE UK 2024 BY
THE SUNDAY TIMES

LOCATION



A highly sought-after
coastal town in
East Lothian

TRANSPORT



Bus
120, 121, 124, 125, 126,
X5, X7

Train Station
North Berwick
(0.5 miles)

Airport
Edinburgh International
(30 miles)



SPORTS

North Berwick Sports
Centre, Glen Golf Club,
North Berwick Golf Club,
North Berwick Tennis Club

BEACHES/PARKS

West Bay Beach,
Milsey Bay Beach,
Yellowcraig Beach,
North Berwick Law,
and Lodge Grounds

FOOD & DRINK

Traditional pubs,
bars and restaurants,
international cuisine,
and cafés



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.

M Cullerton

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

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.

OUR CLIENTS

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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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.