

HILL HOUSE

KINGSTON, EAST LOTHIAN, EH39 5JF

Detached house representing the perfect family home in the hamlet of Kingston near North Berwick, offering three reception areas, a dining kitchen, six bedrooms, three bathrooms, and a separate WC, plus large gardens with spectacular views, an integral double garage, and a private driveway.





TABLE OF CONTENTS



09

Welcome to Hill House
A detached coach-style house in the hamlet of Kingston

06	Floorplan
09	The property
11	The entrance
17	The living room
20	The family room



17

An elegant living room



22

A breakfasting kitchen

22	The dining kitchen
31	The bedrooms
38	The bathrooms
40	Gardens & parking
45	North Berwick

Detached coach-style house in the hamlet of Kingston



Hill House



Property Name

Hill House

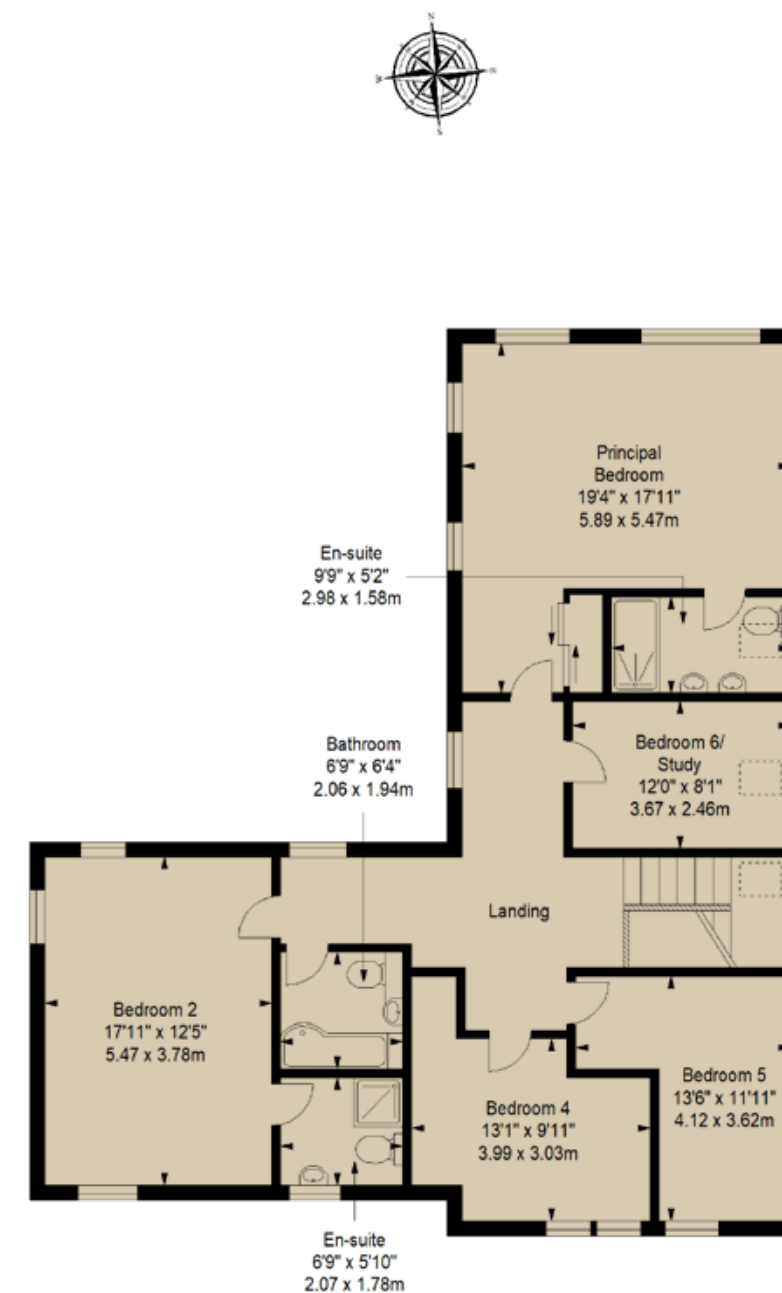
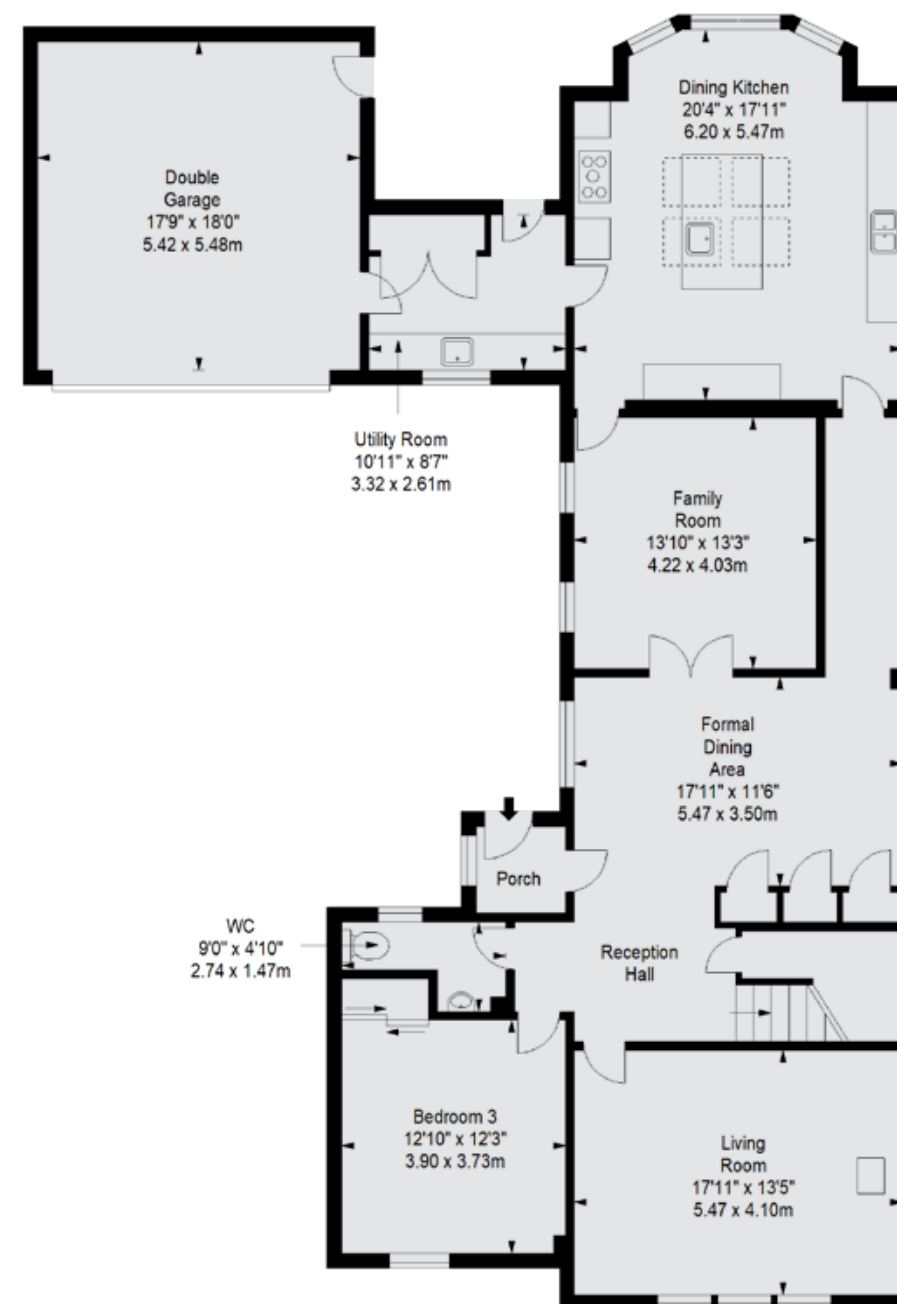
Location

Kingston, East Lothian, EH39 5JF

Approximate total area:

296.7 sq. metres (3193.8 sq. feet)

 - Ground Floor  - First Floor



Magnificent views encompassing North Berwick Law and the sea



Representing the perfect family home for those looking to fully immerse themselves in the rural lifestyle, whilst still remaining within easy reach of excellent amenities, this six-bedroom, three-bathroom coach-style detached house is nestled in the friendly, quiet hamlet of Kingston, close to North Berwick. The home offers spacious and flexible accommodation and boasts breath-taking open views of the surrounding countryside, farmland, the sea, and North Berwick Law, and it is accompanied by a large garden and excellent private parking. The home enjoys easy access to outstanding amenities in North Berwick, with transport to both the highly regarded primary and high schools (Law Primary and North Berwick High) just outside, including eclectic shops, cafés, coffee shops, and restaurants, transport links, including a train station to Edinburgh, and the beach.

GENERAL FEATURES

- Detached coach-style house in the hamlet of Kingston
- Beautifully presented, modern interiors
- Spacious and flexible, family orientated accommodation
- Magnificent views encompassing North Berwick Law and the sea
- Home Report value - £975,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Entrance vestibule and hall area with WC and built-in storage
- Elegant living room with homely log-burning stove
- Versatile family room
- Dining area with a wealth of built-in storage
- Beautifully appointed breakfasting kitchen with dining area and utility room
- Five well-proportioned double bedrooms
- Sixth double bedroom/study
- Two en-suite shower rooms
- Separate family bathroom
- Oil-fired central heating and a combination of double and triple glazing

EXTERNAL FEATURES

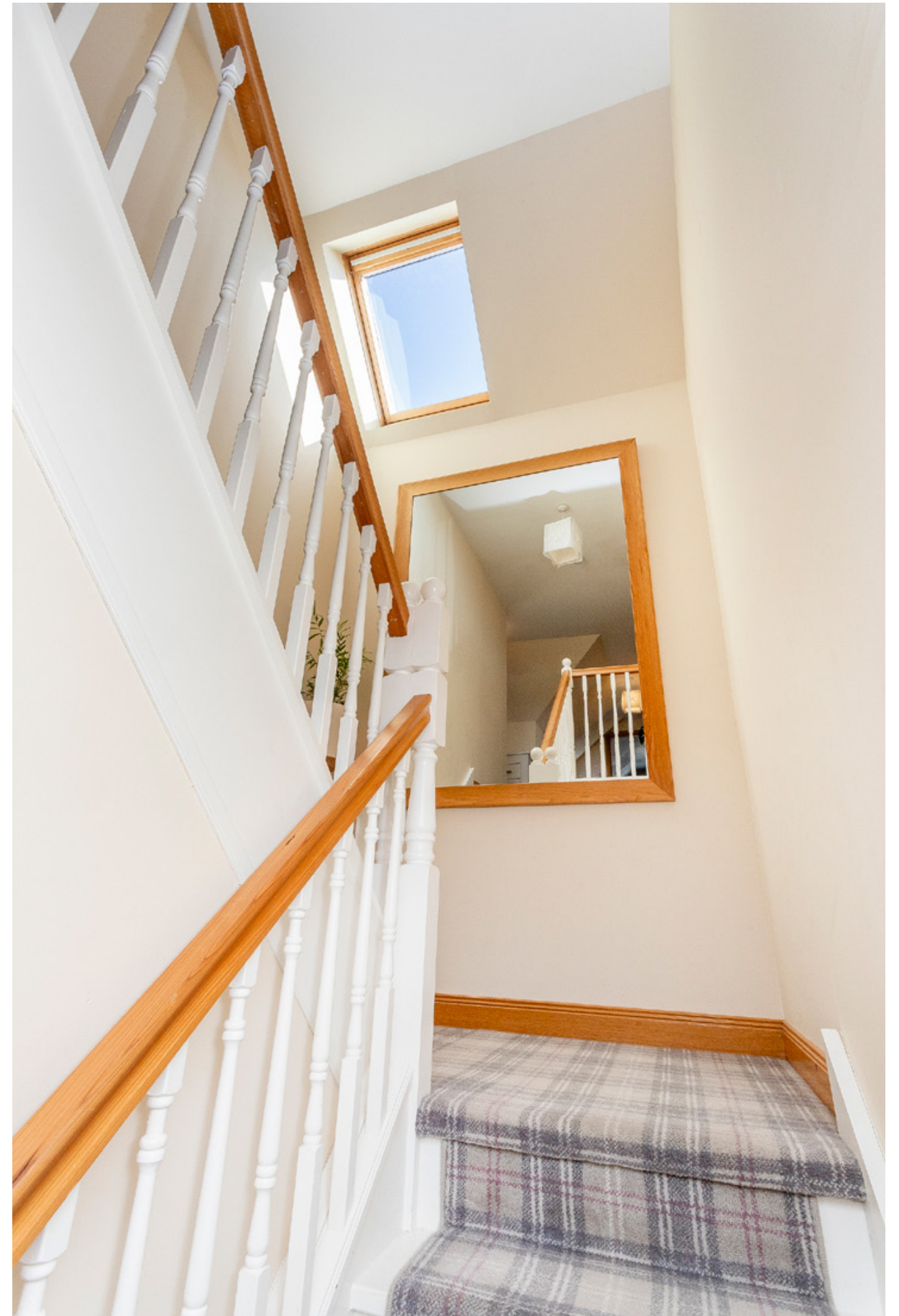
- Large garden with wonderful open views
- Separate vegetable garden
- Integral double garage and gated driveway



An inviting welcome

into a wonderful family home

The front door is approached via a gated, arched driveway into a charming courtyard, and you are welcomed inside by a practical entrance vestibule, leading through to a hallway, openly adjoined by the dining area and accompanied by a two-piece WC and built-in under-stair storage.



adjoined to the hall

The dining area is openly





elegantly presented living spaces

There are three large reception areas in the house: a living room, a dining room, and a family room. The dining area is openly adjoined to the hall and can comfortably accommodate a large dining table and chairs, perfect for dinner parties, and it is accompanied by a trio of built-in cupboards providing excellent storage space for coats, shoes, and linen.



The living room

The living room is a relaxing and elegantly presented space, neutrally decorated with a tasteful accent wall, enhanced by warm wood flooring. The room enjoys sunny natural light through three south-facing windows which also frame wonderful views of the adjacent countryside, and a homely log-burning stove creates a warming focal point around which furniture can be arranged.



The family room

The family room occupies a spacious footprint and offers excellent flexibility and options for use, including a comfortable TV room for spending time as a family, a children's playroom, or a separate lounge space for older children.



A well equipped cooking zone

Situated to the back of the house and ideally placed to take full advantage of its wonderful open views, the kitchen offers space for a casual dining area, whilst a breakfast bar caters for morning coffee and socialising while cooking. It comes beautifully appointed with a wide range of attractive grey cabinetry, supplemented by quartz and wood worktops, metro tiled splashbacks, two sinks (one ceramic) with traditionally styled taps, and Laura Ashley floor tiles. A stunning Rangemaster cooker is neatly housed within the cabinets and paired with a matching Rangemaster extractor hood, whilst integrated appliances comprise a full-size fridge, a full-size freezer, a microwave, and a dishwasher. The room is filled with a wealth of natural light through a bay window and four large skylights.



Wonderful open views





Utility room with external & garage access

A

n adjoining utility room (with external and garage access) supplements the space, housing additional matching cabinetry and quartz worktops, and offering space for laundry appliances.



Ample
space





Six comfortable & multipurpose bedrooms



The house boasts six well-proportioned and flexible double bedrooms, with one on the ground floor and the remaining five on the first floor, approached via a carpeted staircase and landing with space for furniture items. One of the rooms (the sixth bedroom) is currently being utilised as a study, highlighting the home's versatility - ideal for those requiring a quiet space to work or study from home.



A particularly spacious principal bedroom



The particularly spacious principal bedroom offers ample room for sleeping furniture, a dressing table, and wardrobe storage, and it is accompanied by a built-in wardrobe and an en-suite shower room. The room further enjoys wonderful natural light through dual-aspect windows which also frame

magnificent views encompassing the surrounding countryside and farmland, the sea, and North Berwick Law. The second largest double is triple-aspect and also supplemented by an en-suite.

Dual-aspect windows which also frame
magnificent views encompassing the
surrounding countryside and farmland,
the sea, and North Berwick Law





The second bedroom

T

he second largest double is triple-aspect and also supplemented by an en-suite.

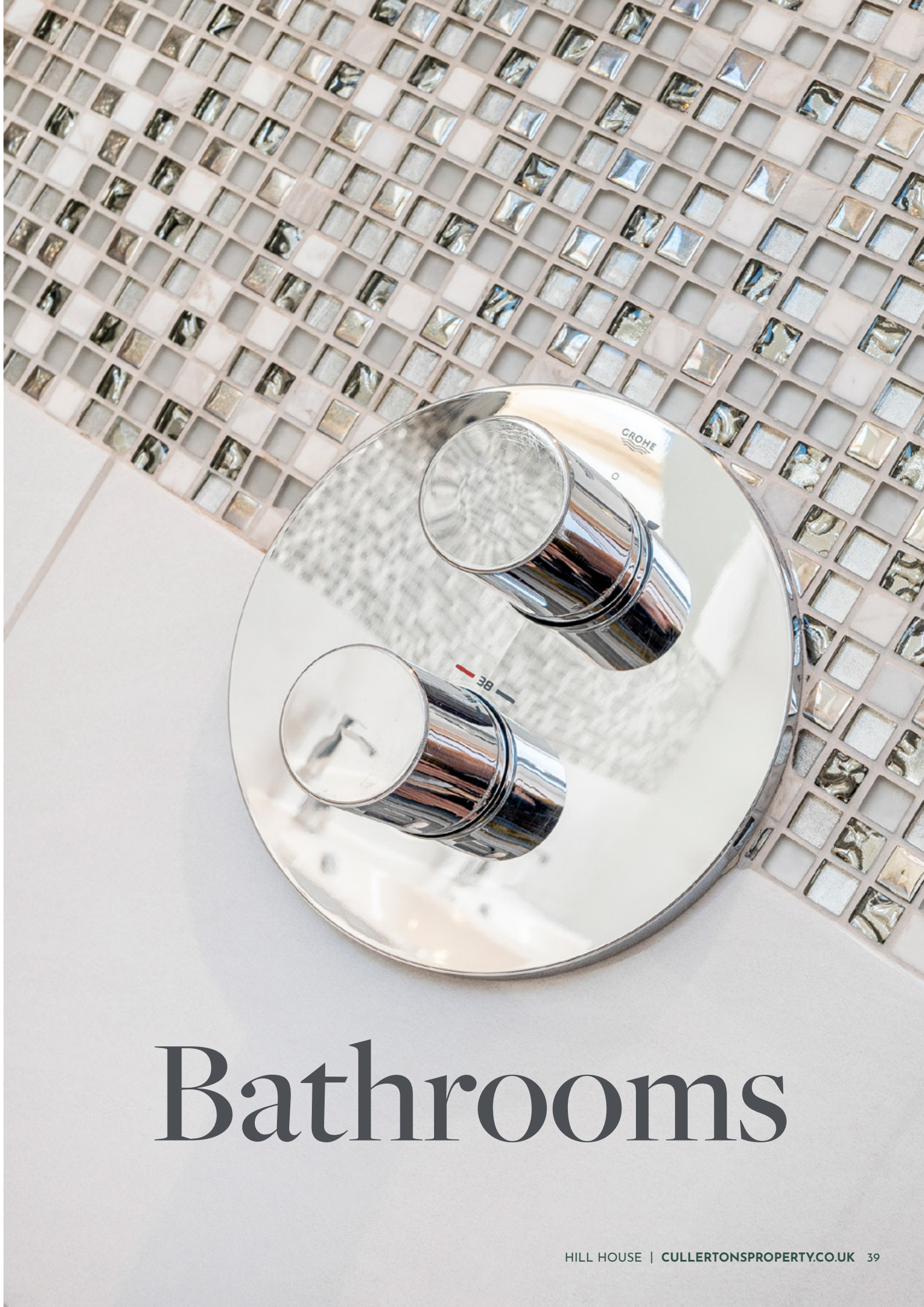




T Three immaculate bathrooms

he principal bedroom's stylishly tiled en-suite comprises a deluxe walk-in enclosure with a ceiling-mounted rainfall showerhead and handset, a vanity unit with twin inset basins, an illuminated mirror flanked by two shaver sockets, a WC, and a towel radiator. Bedroom two's en-suite comes complete with a shower enclosure and a WC-suite. Finally, a family bathroom completes the accommodation on offer and comes replete with a P-shaped bath with a rainfall showerhead, handset, and a curved glazed screen, a WC-suite set into storage, and an illuminated mirror, all enveloped by stylish marble-effect tiles.

The home is kept warm by an oil-fired central heating system (powered by a new boiler installed in April 2024 with a 10-year guarantee) and the windows are a combination of double and triple-glazed.



Bathrooms

A beautifully presented

outdoor space



The internal accommodation is perfectly complemented by a large, beautifully maintained garden with magnificent far-reaching views over the adjacent farmland, encompassing the iconic North Berwick Law and the sea. The garden is predominantly laid to lawn, with a fenced off area for growing fruit and vegetables, and it features a spacious decked dining terrace with a fitted seat, a potting shed, and a bin store. An integral double garage offers excellent private parking, alongside a gated driveway.



Ideal for those with green fingers





KINGSTON

NORTH BERWICK

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

Situated just over a mile from North Berwick, the tranquil hamlet of Kingston offers a desirable semi-rural setting, with excellent amenities available close to hand and the heart of the city under 40 minutes away by car or 30 minutes by rail from North Berwick. The exclusive and sought-after town of North Berwick

is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. 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



RECREATIONAL AMENITIES

The town centre (just a seven-minute drive from the property) 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.

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 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, both of which are a short drive from Hill House.



SCHOOLING & CONNECTIVITY

North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List and four minutes’ drive from the house with a school bus service stopping in Kingston. Law Primary School is situated beside the high school.

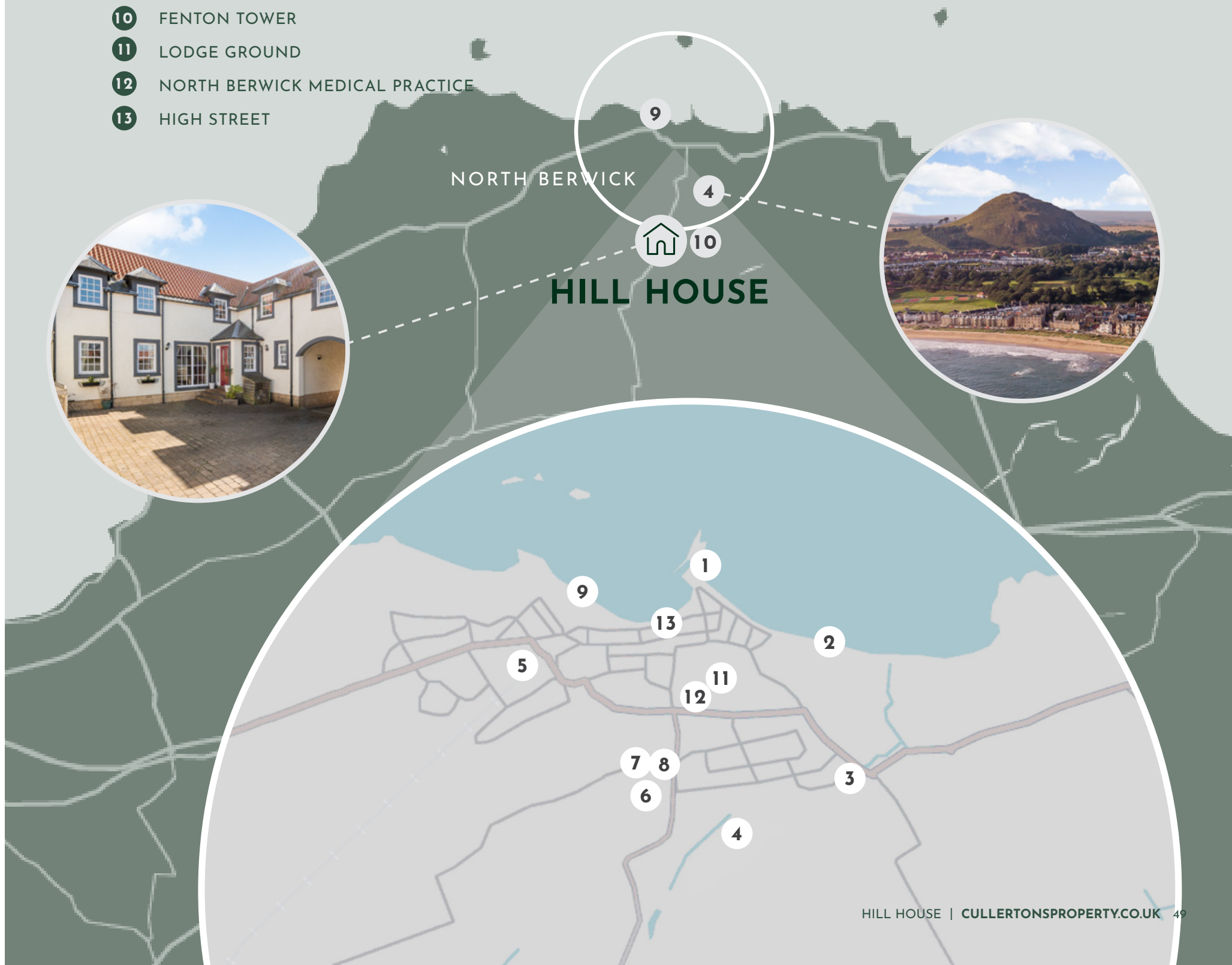
North Berwick train station (six minutes away by car) offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh’s city centre.



- 1 SEA BIRD CENTRE
- 2 GLEN GOLF CLUB
- 3 ALDI / TESCOS
- 4 NORTH BERWICK LAW
- 5 NORTH BERWICK TRAIN STATION
- 6 LAW PRIMARY SCHOOL
- 7 NORTH BERWICK HIGH SCHOOL
- 8 NORTH BERWICK SPORTS CENTRE
- 9 WEST BEACH
- 10 FENTON TOWER
- 11 LODGE GROUND
- 12 NORTH BERWICK MEDICAL PRACTICE
- 13 HIGH STREET

DISTANCES:

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





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.

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ
0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK
INFO@CULLERTONSPROPERTY.CO.UK



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire
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.