

# AARAN OAKS

26 WESTGATE, NORTH BERWICK, EAST LoTHIAN, EH39 4AH

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*Main-door lower villa occupying the ground floor of a handsome, traditional building in North Berwick and boasting characterful accommodation including a large living room, a contemporary dining kitchen, three double bedrooms, and two modern shower rooms, plus mature gardens and access to unrestricted on-street parking.*





## 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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SCOTLAND  
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OF THE YEAR  
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# TABLE OF CONTENTS



# 07

## Welcome to Aaran Oaks

*Main-door lower villa occupying the ground floor of a traditional building in North Berwick*

04

Floorplan

07

The property

09

The entrance

11

The living room

15

Modern dining kitchen



# 15

## Modern dining kitchen



# 21

## Three double bedrooms

21

The bedrooms

26

The bathrooms

28

Gardens & parking

34

North Berwick



## Property Name

Aaran Oaks

## Location

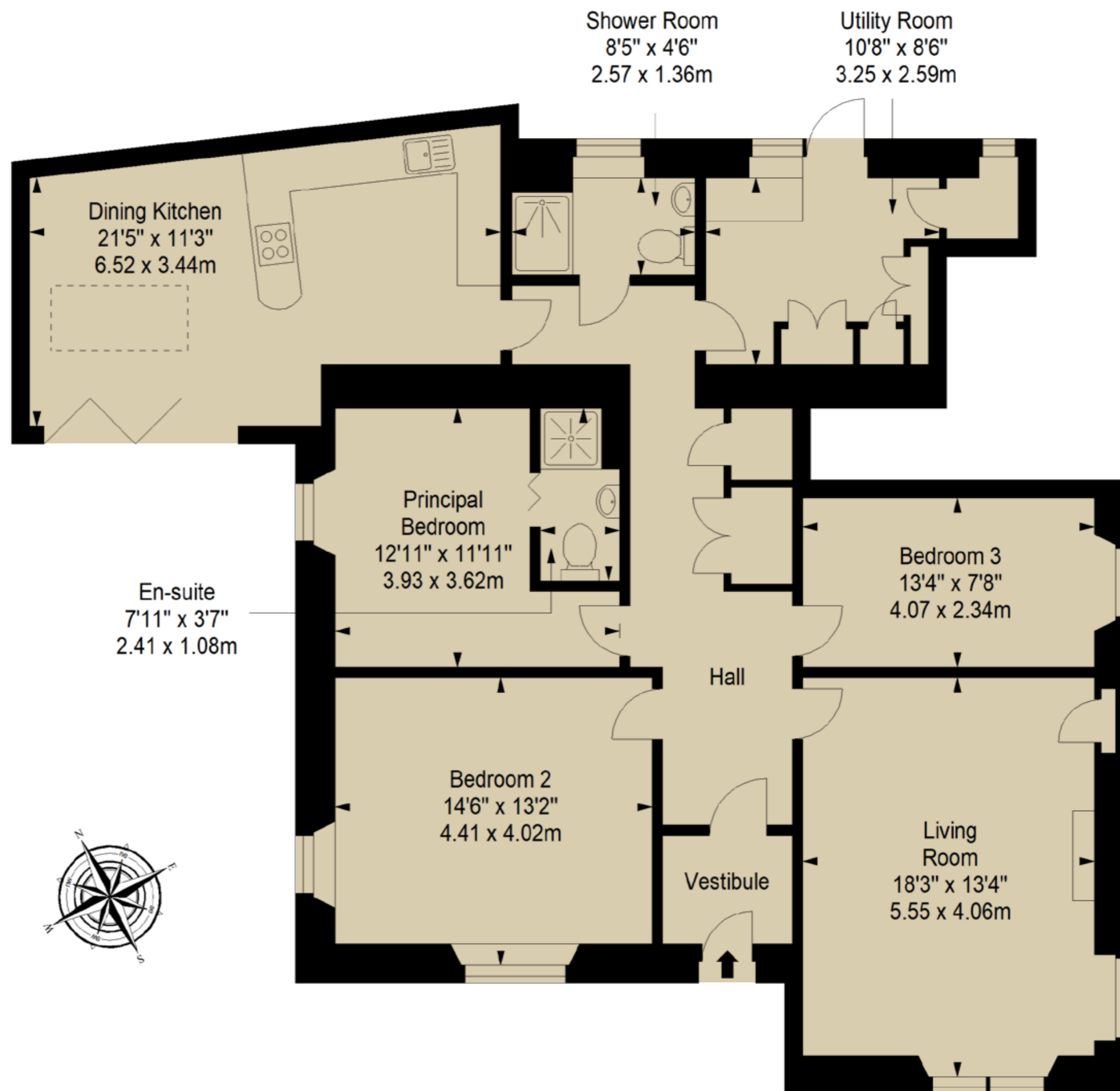
North Berwick, East Lothian  
EH39 4AH

## Approximate total area:

125.3 sq. metres (1348.7 sq. feet)



Ground Floor



# MAIN-DOOR LOWER VILLA

*occupying the ground floor of a traditional building in North Berwick*



This three-bedroom, two-bathroom lower villa occupies the ground floor of a beautiful traditional building in the heart of North Berwick, a highly desirable seaside town on the picturesque East Lothian coast. The home is presented in a move-in condition with modern fixtures and fittings, neutral décor, and lovely period features throughout. The home is sure to appeal to a wealth of buyers, and it lies within enviable easy reach of the outstanding amenities that the town has to offer, including a wide range of shops (such as supermarkets and independent stores), highly regarded schools, transport links (including a train station with regular services to Edinburgh), and scenic open spaces, including parkland and the beach.

## GENERAL FEATURES

- Main-door lower villa in coastal North Berwick
- Beautifully presented accommodation with modern touches and period features
- Home Report value - £650,000
- EPC Rating - C

## ACCOMMODATION FEATURES

- Entrance vestibule and hall with built-in storage
- Large, sunny dual-aspect living room with log-burner
- Spacious contemporary dining kitchen with bi-folding doors and separate utility room
- Three airy double bedrooms
- Attractive en-suite shower room
- Separate modern shower room
- Gas central heating and majority double glazing

## EXTERNAL FEATURES

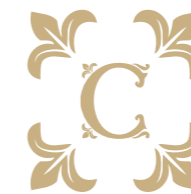
- Beautiful, mature front garden and low-maintenance, secluded side patio
- Access to unrestricted on-street parking



*A welcoming introduction to*

# A WONDERFUL COASTAL HOME

The villa's private front door opens into a practical entrance vestibule, flowing through to an airy hallway with two built-in storage cupboards, setting the tone for the interiors to follow with half fitted with warm wood flooring and the other half carpeted for comfort.



# AN IMPRESSIVE, LIGHT- FILLED

*reception room with period features*

The neutrally decorated, wood-floored living room occupies a generous footprint and conveys a wonderfully light and airy aspect owing to its high ceiling and dual-aspect windows. Plenty of space is provided for various configurations, all arranged around a marble fireplace with a warming log-burning stove inset, flanked by an Edinburgh press. Further period charm is added to the space with lovely cornicing and a ceiling rose.





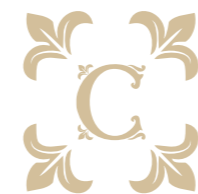
# A DINING KITCHEN

*A sociable, well-appointed cooking zone with  
bi-folding doors onto garden*



Sure to be the sociable heart of this wonderful coastal home is the large dining kitchen, which offers ample space for a dining table and chairs and comes beautifully appointed with a wide range of stylish, contemporary slate grey cabinets, a spacious Corian worktop, and a sky-blue splashback panel.

# BI-FOLDING DOORS & SEPARATE UTILITY ROOM



A full complement of neatly integrated appliances contributes to the sleek, modern finish and comprise an oven, a combination microwave, an induction hob, a fridge/freezer, a dishwasher (all Hotpoint), and an AEG wine cooler.

The room features a characterful stone feature wall and is filled with natural light through a skylight window and southwest-facing bi-folding doors opening onto the garden, ideal for alfresco dining and making summer barbecues easy. The kitchen is supplemented by a separate utility room (with external access) across the hall, housing additional modern cabinetry, an integrated washing machine, and a wealth of built-in storage.







*Three comfortable  
bedrooms*

## TO ENSURE A RESTFUL NIGHTS' SLEEP

The villa accommodates three well-proportioned and airy double bedrooms, all well presented with neutral décor and warm wood flooring. The sleeping areas all retain their traditional cornicing and one has a decorative ceiling rose. The principal bedroom also boasts its own en-suite shower room.

# THE PRINCIPAL BEDROOM BOASTS ITS OWN EN-SUITE SHOWER ROOM







# THE BATHROOMS

## *Two modern washrooms*

The principal bedroom's en-suite shower room comprises an enclosure with a rainfall shower and neutral aqua panelling, a pedestal basin with an illuminated mirror above, a WC, and a chrome towel radiator. A separate shower room completes the accommodation on offer and is presented with neutrally toned wall and floor tiles, a large cubicle with a rainfall showerhead and handset, a basin set into vanity storage with an illuminated mirror above, and a WC.

The home is kept warm by a gas central heating system and benefits from double glazed windows throughout the majority of the house, with two of the bedrooms featuring refurbished sash-and-case windows. The heating has Hive smart controls and the kitchen has a Wi-Fi controlled heater.



# A BEAUTIFUL MATURE GARDEN

*and unrestricted parking*



Externally, the home is perfectly complemented by a beautiful, mature front garden featuring a wealth of established, leafy and colourful shrubbery, trees and planting with gravelled areas, whilst a separate, enclosed, partially walled side garden area (accessed from the kitchen), is paved for easy upkeep with a leafy border. Unrestricted on-street parking can be found on Westgate.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.





# NORTH BERWICK

*Situated on the picturesque East Lothian coastline and frequently voted as one of the best places to live in the UK*





Aaran Oaks

Exclusive coastal town  
24 miles from Edinburgh  
City Centre

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, as well as North Berwick Law and the iconic volcanic island of Bass Rock. 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.

Families with children of school age are well catered for, with the town boasting highly regarded state schooling at primary and secondary level, 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 offering regular and swift links into the capital.



SCHOOLS

State Schools: Law Primary School, North Berwick High School  
Independent schools: Compass School (Haddington), Belhaven Hill School (Dunbar), Loretto School (Musselburgh), Edinburgh’s many independent options

CULTURE

Scottish Seabird Centre, North Berwick Arts Centre, two art galleries, Tantallon Castle

SHOPPING

A wide range of shops including independent retailers, high street stores, and major supermarkets

#1

AN EXCLUSIVE COASTAL TOWN JUST OVER HALF AN HOUR FROM THE HEART OF EDINBURGH BY RAIL

LOCATION



24 miles from Edinburgh City Centre

TRANSPORT



Buses – X5 (East Coast Buses), 120 (Eve Coaches), 124 (Lothian Buses)

Train Station – North Berwick (0.2 miles)

Airport – Edinburgh International (33 miles)



SPORTS

World-renowned golf courses, North Berwick Sports Centre, a wide range of sports clubs for all ages and abilities

FOOD & DRINK

Several cafés, coffee shops, and highly regarded restaurants, as well as takeaways and pubs

PARKS

North Berwick Law, several beautiful beaches, North Berwick Lodge Grounds



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.