

# 6C CLIFFORD ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4PW

*Welcome to a stylish two-bedroom first-floor flat which is finished to an exceptionally high specification, offering spacious accommodation and sumptuous interior design.*



  
**CULLERTON'S**





# 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.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
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OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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## Property Name

6C Clifford Road

## Location

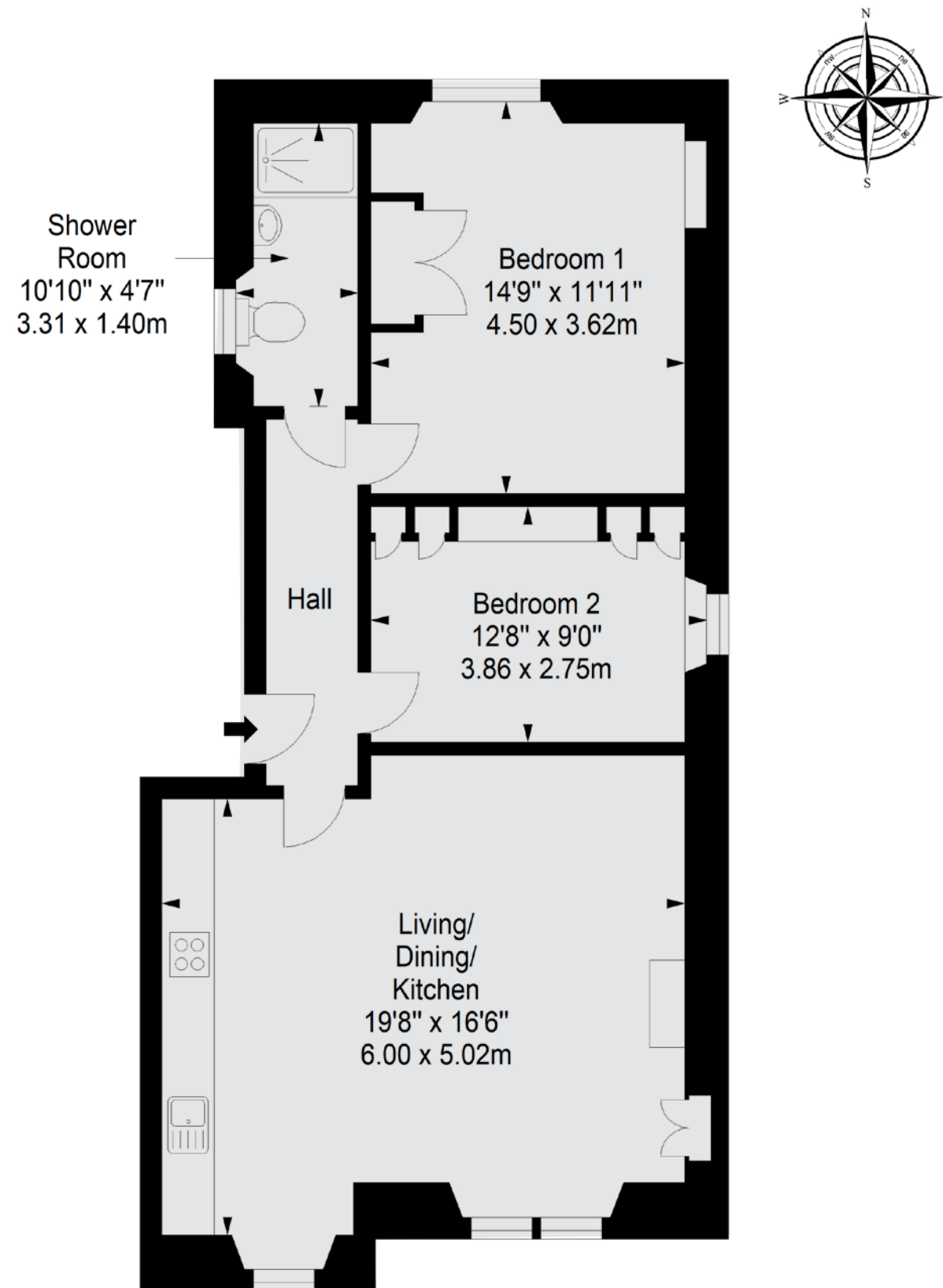
North Berwick, East Lothian  
EH39 4PW

## Approximate total area:

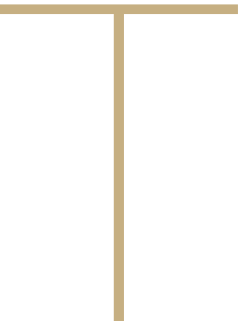
67.9 sq. metres (730.9 sq. feet)



First Floor







his beautiful first-floor flat is an outstanding residence that forms part of a much sought-after development in the coastal town of North Berwick. Upgraded to impressive standards, this south-facing home offers sociable open-plan living with a state-of-the-art kitchen, two spacious bedrooms with generous storage, and a modern shower room. It further

benefits from private and communal gardens, as well as a central location in the town providing a coastal lifestyle with convenience. Local buses are a stone's throw away and the train station is easily reached on foot for easy commutes to Edinburgh. Excellent amenities and schools are also within easy walking distance, as are the town's idyllic beaches. It is a fantastic location that will have huge appeal amongst a wide variety of buyers. Viewing is essential to truly appreciate this property and its desirable setting.

## GENERAL FEATURES

- Outstanding first-floor flat finished to high standards
- Part of a much sought-after development
- Set in the coastal town of North Berwick
- A short walk from beaches, schools, and transport links
- Stylish interior design and high-spec finishings
- EPC Rating - TBC | Home Report value - £325,000

## ACCOMMODATION FEATURES

- Welcoming entrance hall
- Open-plan kitchen/living/dining room with:
  - A working open fireplace
  - Bright, south-facing aspect
  - Wonderful views to North Berwick Law
  - Statement German kitchen
- Two double bedrooms with wardrobe storage
- Modern three-piece shower room
- Gas central heating and double glazing

## EXTERNAL FEATURES

- Private low-maintenance garden
- Substantial communal garden and drying green
- Unrestricted on-street parking



# WELCOME TO A STYLISH COASTAL HOME



## UPGRADED TO IMPRESSIVE STANDARDS

The development has a stunning façade that is instantly inviting. Moving inside, a shared entrance and well-maintained stairwell lead up to the first-floor flat, with the home's front door opening into a hall that provides a glimpse of the chic interiors to follow.



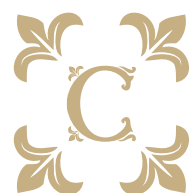
# STYLE AND SOPHISTICATION

The open-plan kitchen, living and dining room is brimming with style and sophistication, enjoying carefully curated interior design and a solid oak floor.





## FRAMING A WONDERFUL VIEW OF NORTH BERWICK LAW



Spacious proportions allow for an assortment of lounge furnishings, as well as a table and chairs for seated meals. Meanwhile, south-facing windows flood the room in natural light, framing a wonderful view of North Berwick Law – an inspiring outlook to admire. A beautiful open fire (set beside a shelved display cabinet) adds the finishing touch of elegance to this magnificent space.



# STATE-OF-THE-ART

## GERMAN KITCHEN



Neatly arranged along one wall, the German kitchen adds to the suave aesthetic of the living area. It has a statement design, which instantly catches the eye with its stylish handle-less cabinets and luxurious Corian worktop. The ultra-modern look is further enhanced by undercabinet lighting for ambient moods and integrated appliances for a seamless finish (induction hob, concealed extractor, oven, microwave, fridge/freezer, dishwasher, and washing machine). Practical and fashionable, it is a dream for food lovers.





# STYLISH INTERIOR DESIGN & HIGH-SPEC FINISHINGS





# TWO DOUBLE BEDROOMS WITH WARDROBE STORAGE



## THE PRINCIPAL BEDROOM

The two bedrooms are both spacious doubles, each with plush carpeting and their own dedicated styling. The principal bedroom, finished in a sumptuous hue and with added texturing, has the largest footprint and a generous fitted wardrobe. It also enjoys a shelved recess for treasured display items. The second bedroom, on the other hand, has chic tartan wallpaper, a king-size pull-down bed and bespoke over-the-bed wardrobe fixtures providing lots of storage.





## THE SECOND BEDROOM

HAS CHIC  
TARTAN  
WALLPAPER  
AND BESPOKE  
OVER-THE-BED  
WARDROBE  
FIXTURES  
PROVIDING LOTS  
OF STORAGE.



# A MODERN SHOWER ROOM



Decorated in light blue and with premium tile work, the three-piece shower room has a light ambience and a pristine finish. It is equipped with a toilet, a towel radiator, a storage-set washbasin, an illuminated mirror, and a double walk-in shower enclosure with a rainfall showerhead.

For comfort and efficiency, the property has gas central heating and double-glazed windows.

Extras: All fitted floor and window coverings, light fittings, and integrated kitchen appliances are included in the sale. The furniture is available via separate negotiation.





# LOTS OF OUTDOOR SPACE THAT IS CAREFULLY MAINTAINED







## SUBSTANTIAL COMMUNAL GARDEN

The property benefits from a low-maintenance private garden which is ideal for relaxing and dining in the sun. It also opens out into a substantial communal garden that is laid with a manicured lawn and a shared drying area, providing lots of outdoor space and a sunny aspect. Parking in the area is on street and unrestricted.





# NORTH BERWICK



ONE OF SCOTLAND'S BEST COASTAL RESORTS AND WAS RECENTLY VOTED BY THE SUNDAY TIMES AS THE BEST PLACE TO LIVE IN THE UK





Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of 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 merchant, 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

## FOOD & DRINK

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

## PARKS

West Bay Beach,  
Milsey Bay Beach,  
Yellowcraig Beach,  
North Berwick Law,  
and 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.

### 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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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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.