

WINDRUSH

STRATHEARN ROAD, NORTH BERWICK, EAST LoTHIAN, EH39 5BZ





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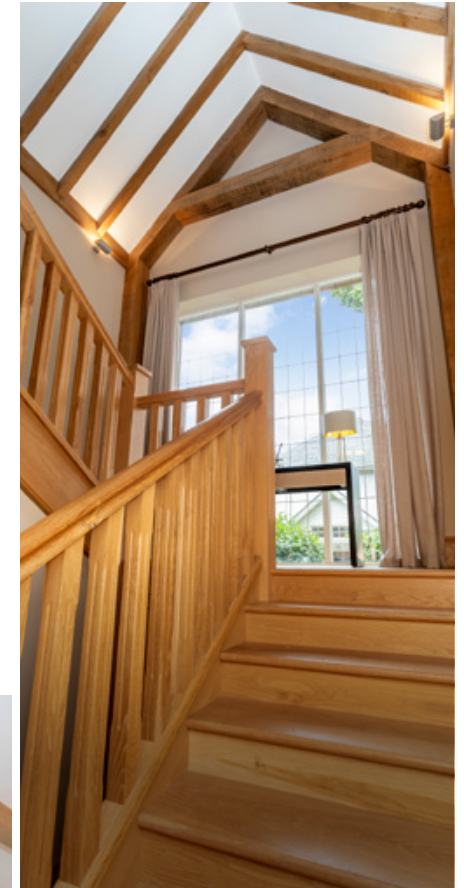
WELCOME TO WINDRUSH

Boasting two reception rooms, a breakfasting kitchen/dining room & six bedrooms

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Beautifully designed, high specification interiors



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Expansive, beautifully maintained gardens

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NORTH BERWICK

Situated on the edge of exclusive North Berwick, which recently topped the Sunday Times Best Places to Live list



Property Name

Windrush

Location

Strathearn Road, North Berwick, East Lothian, EH39 5BZ

Approximate total area:

390.5 sq. metres (4203.4 sq. feet)

 - Ground Floor  - First Floor  - Double Garage & Store





EXCEPTIONAL AND BEAUTIFULLY DESIGNED
DETACHED HOUSE IN NORTH BERWICK





Situated on the edge of exclusive North Berwick, which recently topped the Sunday Times Best Places to Live list, Windrush is a generous detached period-style property built in 2014, finished to an exacting standard with exceptional attention to detail, timeless design, and high-quality fixtures, fittings, and materials throughout. The six-bedroom, four-bathroom property represents a luxurious family home with two floors of wonderfully spacious and flexible accommodation, perfectly accompanied by vast gardens and outstanding private parking. The house enjoys close proximity to the eclectic and wide-ranging amenities that North Berwick has to offer, such as a selection of shops (including well-known high street retailers, boutiques, and independent stores), highly regarded primary and secondary schooling, as well as easy access to independent options locally and in Edinburgh, excellent transport links (including a train station with regular services to the city), some of Scotland's best golf courses, and a wealth of outdoor space, including parkland and picturesque beaches, one of which is accessible from the end of Strathearn Road.

GENERAL FEATURES

Exceptional detached house in North Berwick
Beautifully designed, high specification interiors
Built in 2014 in a period style and set on a 0.75-acre plot
High-quality fixtures and fittings throughout
Home Report value - £1,900,000
EPC Rating - B

ACCOMMODATION FEATURES

Entrance vestibule with built-in storage
Grand reception/dining hall with fireplace and two-piece WC
Large triple-aspect living room with living-flame fire
Well-appointed kitchen with breakfasting island, dining space, larder cupboard, and utility room
Fully glazed, south-facing sun room with garden access
Luxurious principal suite with walk-in wardrobe/dressing room and five-piece en-suite bathroom
Two further double bedrooms with four-piece en-suite bathrooms
Fourth double bedroom with en-suite shower room
Fifth double bedroom which could be re-utilised as a snug - and bedroom six/study
Gas-fired underfloor heating and double-glazed windows

EXTERNAL FEATURES

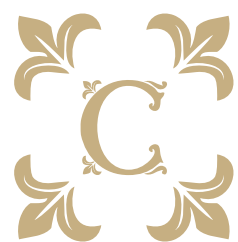
Expansive, beautifully maintained gardens
Detached double garage with remote-controlled door and multi-car driveway



*A suitably impressive
introduction to a*

WONDERFUL HOME

The home impresses from the outset, with secure gates opening to a sweeping driveway, where a pathway takes to you the front door, conveniently tucked under a porch and opening into an entrance vestibule with a coat and shoe store, a tiled floor, and a large window overlooking the garden.



From here, a door leads through to an impressive reception hall with a useful, traditionally styled two-piece WC. Here, neutral décor is offset by warm oak flooring, wood accents, and beams – a feature prevalent throughout much of the house. A feature fireplace creates a grand focal point, and the hall could easily double as a dining space, if desired.







Spacious

AREAS FOR ENTERTAINING
AND RELAXING AS A FAMILY



The living room occupies a generous footprint which allows for a wealth of furniture configurations to suit the new owner, whilst triple-aspect glazing (including a door opening onto the garden) captures wonderful natural light throughout the day and frames leafy views of the outdoor space. A contemporary living-flame fire (with a TV recess above) creates a warm atmosphere during the colder months and a feature around which furniture can be arranged.



FULLY GLAZED, SOUTH-FACING SUN ROOM



with garden access

The second reception area is a fully-glazed, south-facing sunroom connected to the kitchen, allowing for year-round enjoyment of the garden, with a door opening out onto a patio – perfect for alfresco dining and summer soirees!



The kitchen is sure to be the beating heart this wonderful home, particularly with those who love to entertain, with a breakfast bar and a large dining area creating perfect spaces for socialising and sit-down meals. The kitchen is beautifully appointed with a selection of cabinets, including a central breakfasting island, gleaming granite worktops, and a full complement of neatly integrated, high-quality Siemens appliances. These comprise twin ovens, two warming drawers, a combination microwave oven, a coffee machine, a five-burner induction hob, a concealed extractor, a fridge/freezer, and a dishwasher.

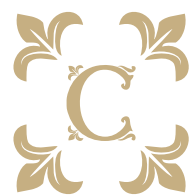
THE KITCHEN

A dream for home cooks and budding chefs alike





The kitchen is supplemented by a large larder cupboard with an additional integrated Siemens fridge and freezer, as well as a utility room (with external access) housing cabinets, workspace, a sink, laundry appliances and a storage cupboard.



Bedrooms

FOUR & FIVE

Two of the home's six bedrooms are on the ground floor, with the remaining four on the first floor. The ground-floor bedrooms are both well-proportioned, softly decorated, and plushly carpeted, with one enjoying a feature fireplace and the other boasting a four-piece en-suite bathroom.





BEAUTIFUL

oak staircase to the upper floor

Ascending the oak staircase to the upper floor, via a half landing with tall windows, you reach an airy galleried landing with space for a cosy snug area/reading nook, in turn affording access to the remaining four bedrooms.



*The luxurious
principal suite*

HAS A VAULTED
CEILING WITH OAK
BEAMS, TRIPLE-
ASPECT WINDOWS, A
FULLY FITTED WALK-
IN WARDROBE/
DRESSING ROOM,
AND A FIVE-
PIECE EN-SUITE
BATHROOM.





Bedroom two features twin built-in wardrobes with integrated lighting and also has the luxury of a four-piece en-suite bathroom, with bedroom three enjoying an en-suite shower room.







Bedroom six is currently being used as a nursery and could easily lend itself to a home office – perfect for those who need a quiet space to work or study from home. All six bedrooms are tastefully decorated, fitted with plush carpets, and enjoy wonderful views of the gardens.

*Four well-appointed en-suites,
perfect for family life*

The four en-suites are all finished to a beautiful standard, with high-quality fixtures and fittings and soft décor. The ground-floor bedroom's en-suite comprises a bathtub, a separate enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset and an illuminated mirror above, a WC, and a tall chrome towel radiator. On the first floor, bedroom three's en-suite comes complete with a cubicle with a rainfall shower and handset, a WC-suite, an illuminated mirror, and a tall chrome towel radiator. The principal bedroom and bedroom two's en-suites are both bathrooms, with the

luxurious principal featuring a bath, a double enclosure with a rainfall showerhead and handset, twin sinks set into storage and a mirror above with downlighting, a WC, and recessed, illuminated shelving. Finally, bedroom two's en-suite comes complete with a cubicle with a rainfall shower and handset, a separate bath, a vanity unit with an inset basin, and a WC.

The home is kept warm by gas-fired underfloor heating and the windows are all double glazed.





EXTENSIVE

*beautifully maintained gardens and
excellent private parking*

Owing to the home's 0.75-acre plot, the gardens are vast and beautifully maintained, perfect for enjoying the outdoors and sure to appeal to families. The stunning gardens wrap around all sides of the property and offer sprawling, well-kept lawns, a wealth of leafy trees and shrubs for ultimate peace and tranquillity (including fruit trees), and lovely neat hedges. Excellent private parking is provided by a detached double garage (with a remote-controlled roller door) and a multi-car driveway.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, and dryer will be included in the sale. The furniture is available by separate negotiation.





EXCELLENT PRIVATE PARKING

Local amenities AREA MAP



NORTH BERWICK

FREQUENTLY VOTED AS ONE OF THE
BEST PLACES 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 (which is a short drive or walk away from the property) 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.



RECREATIONAL AMENITIES

The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes, and a sports centre (1.3 miles away) with a swimming pool, fitness classes, and a gym. For golf enthusiasts, there are several fantastic courses, including the nearby Glen Golf Course (2.7 miles), North Berwick Golf Club (0.8 miles), Archerfield Links (3.8 miles), and The Renaissance Club (3.7 miles).



SCHOOLING & CONNECTIVITY

North Berwick is known for its outstanding schools, with North Berwick High (1.2 miles) being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. There are independent schools in Musselburgh, Haddington, and Dunbar, as well as Edinburgh's varied options.

North Berwick train station is under a mile from the property and 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, whilst the airport is accessible in just over 45 minutes by road.

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0131 225 5007

info@cullertonsproperty.co.uk

www.cullertonsproperty.co.uk



— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

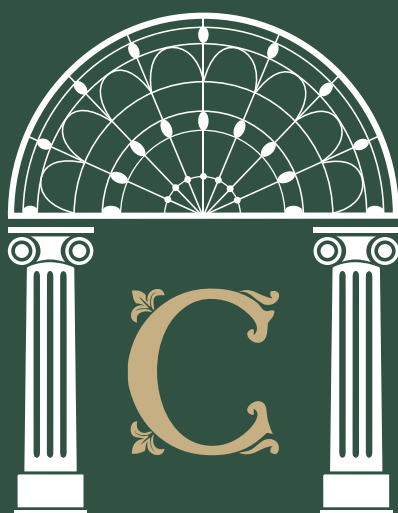
07963 052774

stephen@cullertonsproperty.co.uk

— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



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ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

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