

45 MCLEOD GREEN

NORTH BERWICK, EAST LoTHIAN, EH39 5GY

Introducing a stunning four/five-bedroom detached house which forms part of an exclusive modern development, offering a highly sought-after coast and country lifestyle in picturesque North Berwick.





45 McLeod
Green

AN EXCLUSIVE SUBURBAN HOME FOR FAMILIES



This four/five-bedroom executive detached house is an exceptional family home that is brought to market in walk-in condition, offering a blank canvas of décor and high-specification fixtures and fittings. It features two reception rooms, a stylish breakfasting kitchen/dining room, and a contemporary bathroom, en-suite, and WC. In addition, the property boasts generous private parking and a large rear garden, meeting all the requirements of modern family living. Adding to its strong appeal, the home is positioned by a public playpark on the idyllic rural edge of North Berwick, whilst remaining within easy reach of the spectacular beaches and all the town offers.

GENERAL FEATURES

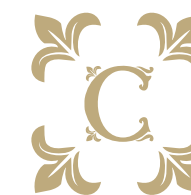
- A stunning executive detached house in North Berwick
- Forms part of an exclusive modern development
- Offers a highly sought-after coast and country lifestyle
- Neutral interiors and high-specification finishings
- Home Report value - £670,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Naturally-lit reception hall with a WC
- Bright and spacious living room
- Flexible study/sitting room/fifth bedroom
- Stylish breakfasting kitchen/dining room
- Matching utility room with a walk-in store
- Landing with two stores and attic access
- Principal suite with a generous walk-in wardrobe
- Two further spacious double bedrooms
- Versatile double bedroom/home office
- Contemporary en-suite shower room
- Spacious family bathroom with overhead shower
- Gas central heating and double-glazed windows
- Solar roof panels to the southwest-facing rear

EXTERNAL FEATURES

- Landscaped front and southwest-facing rear gardens
- Tandem monoblock driveway and a single garage



Welcome to 45 McLeod Green

Entering the home, you are greeted by a naturally-lit reception hall with a WC. Painted in crisp white and with a wood-style floor, the hall sets the theme of decoration found throughout the ground level.

THE ENTRANCE



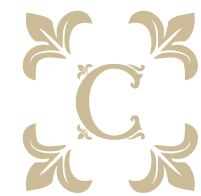
LOTS OF FLEXIBLE SPACE TO MEET YOUR REQUIREMENTS



The living room is a bright and spacious reception area which is ideal for everyday use.

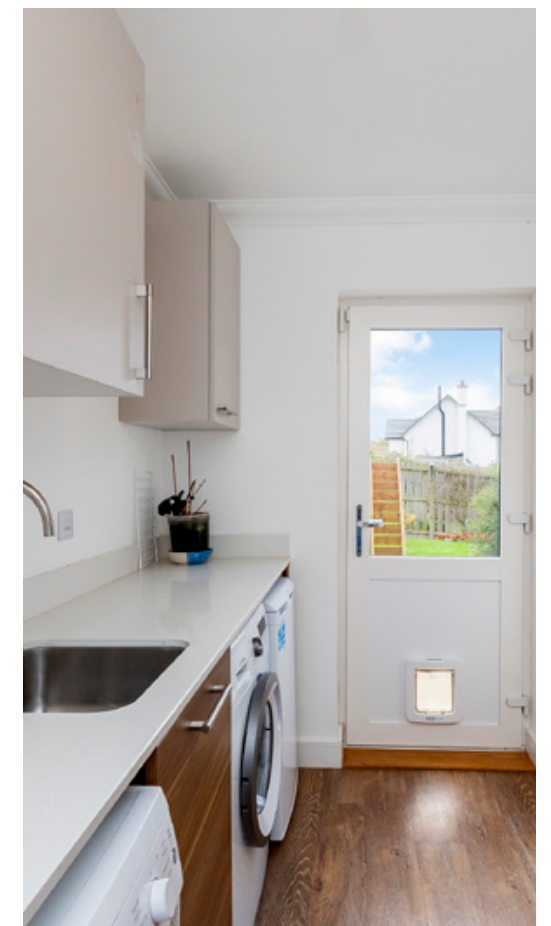
Enhanced by the minimalist-inspired aesthetic, it allows new buyers to easily add their own mark, at the same time ensuring a fresh and welcoming environment. An gas fireplace with a realistic living flame complements the styling, whilst glazed doors make an entrance into the neighbouring kitchen. In addition, a study/sitting room provides a second reception area, offering homeowners lots of flexible space to meet their requirements.

STYLISH BREAKFASTING KITCHEN



*A centrepiece for
socialising and entertaining*

The breakfasting kitchen/dining room is the home's centrepiece for socialising and entertaining. It has a substantial footprint and bi-folding doors that extend out into the southwest-facing rear garden – ideal for summer soirees. The kitchen itself perfectly complements the room's aesthetic as well, pairing wood-toned cabinets with luxury quartz worktops.



It includes a neat breakfast bar and is streamlined by integrated Siemens appliances completing the contemporary design (gas hob, extractor hood, double oven, microwave, fridge/freezer, and dishwasher). A separate utility room matches the kitchen, offering a walk-in store and room for additional freestanding appliances.

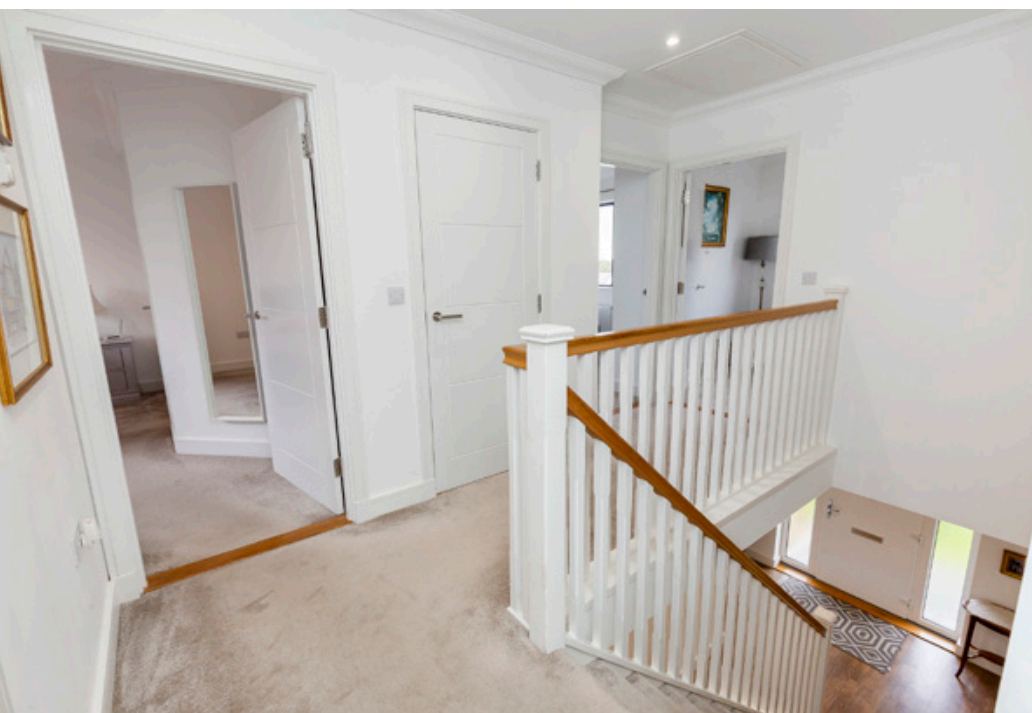




"...bi-folding doors that extend out into the southwest-facing rear garden – ideal for summer soirees."



THE BEDROOMS - A HAVEN FOR THE OWNERS



Principal suite with a generous walk-in wardrobe

The four bedrooms extend off a landing with two stores and attic access. Enjoying garden and countryside views, the principal suite is a haven for the owners. It has the advantage of a generous walk-in wardrobe and a large en-suite shower room with contemporary fixtures and fittings, which includes a double walk-in shower enclosure.



Bedroom two (with a built-in mirrored wardrobe) is also a spacious double along with the third bedroom, whilst the fourth bedroom is a versatile double organised as an office. All four rooms are enhanced by white décor and plush carpets, ensuring optimal comfort. If required, the downstairs study/sitting room could even be used as a fifth bedroom as well.





SPACIOUS

Continuing the high standards found throughout

In addition to the WC and en-suite, there is a first-floor family bathroom that continues the high standards found throughout. It has a spacious footprint and is equipped with a modern three-piece suite, incorporating a hidden-cistern toilet, a washbasin, a mirrored cabinet unit, a towel radiator, and a bath with an overhead shower.



For year-round comfort and efficiency, the property has gas central heating and double-glazed windows. It also has solar roof panels to the southwest-facing rear.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding fridge, a washing machine, a tumble dryer and a free standing under counter freezer in the utility room to be included in the sale.

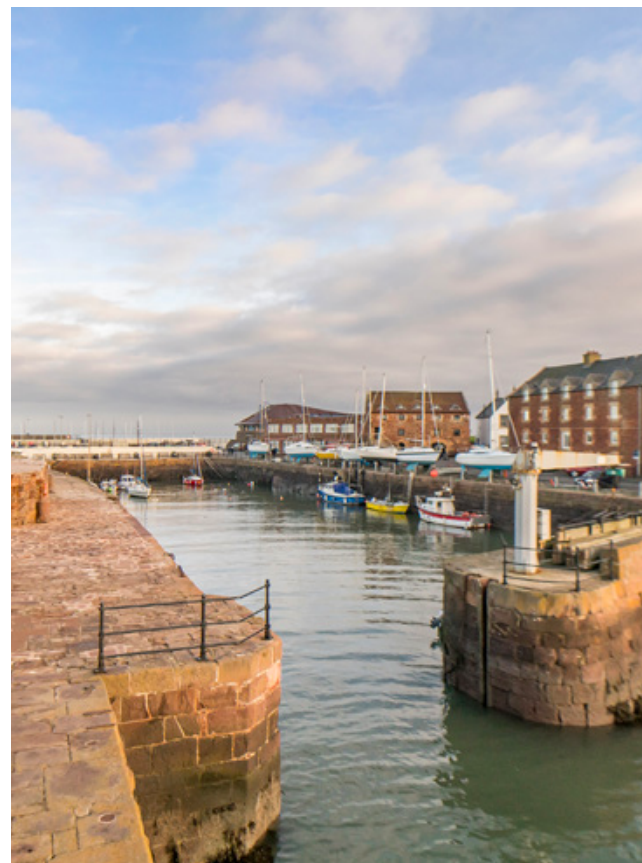


A DREAM FOR FAMILIES

Outside, the home has a lovely front garden which adds to its welcoming façade and kerb appeal. Meanwhile, the fully-enclosed rear garden is a dream for families. It boasts a sweeping lawn dotted with mature plants and apple trees, a patio for summer dining, and a suntrap, southwest-facing aspect. A tandem monoblock driveway and a single garage provide private parking for at least three cars.



NORTH BERWICK, EAST LoTHIAN



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 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. 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.



HOME TO STUNNING SCENERY IN EVERY DIRECTION.

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 (1.6 miles)

Airport – Edinburgh

International (36.4 miles)



SPORTS

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

OUTDOORS

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

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— *Property Consultant*

NICKY MEIKLE



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

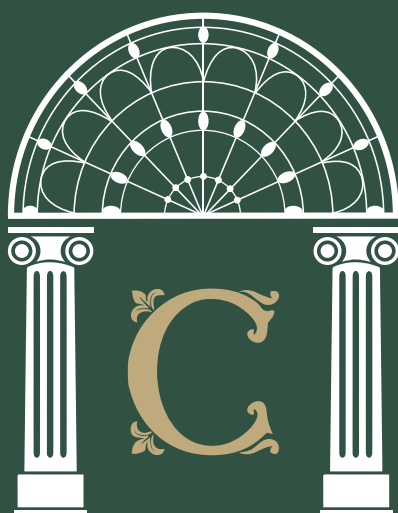
07919 211815

nicky@cullertonsproperty.co.uk

— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

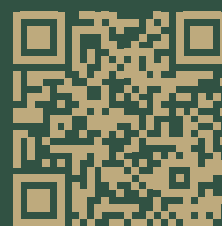
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SCAN TO DISCOVER MORE

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