

AARAN HAVEN

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

Set on the first floor of an enchanting Victorian property in the heart of coastal North Berwick – crowned by The Sunday Times as the best place to live in both Scotland and the UK – this elegant three-bedroom upper villa offers a wonderfully spacious home. In addition to a private entrance, the villa enjoys a low-maintenance patio garden and convenient unrestricted parking nearby.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

Aaran Haven

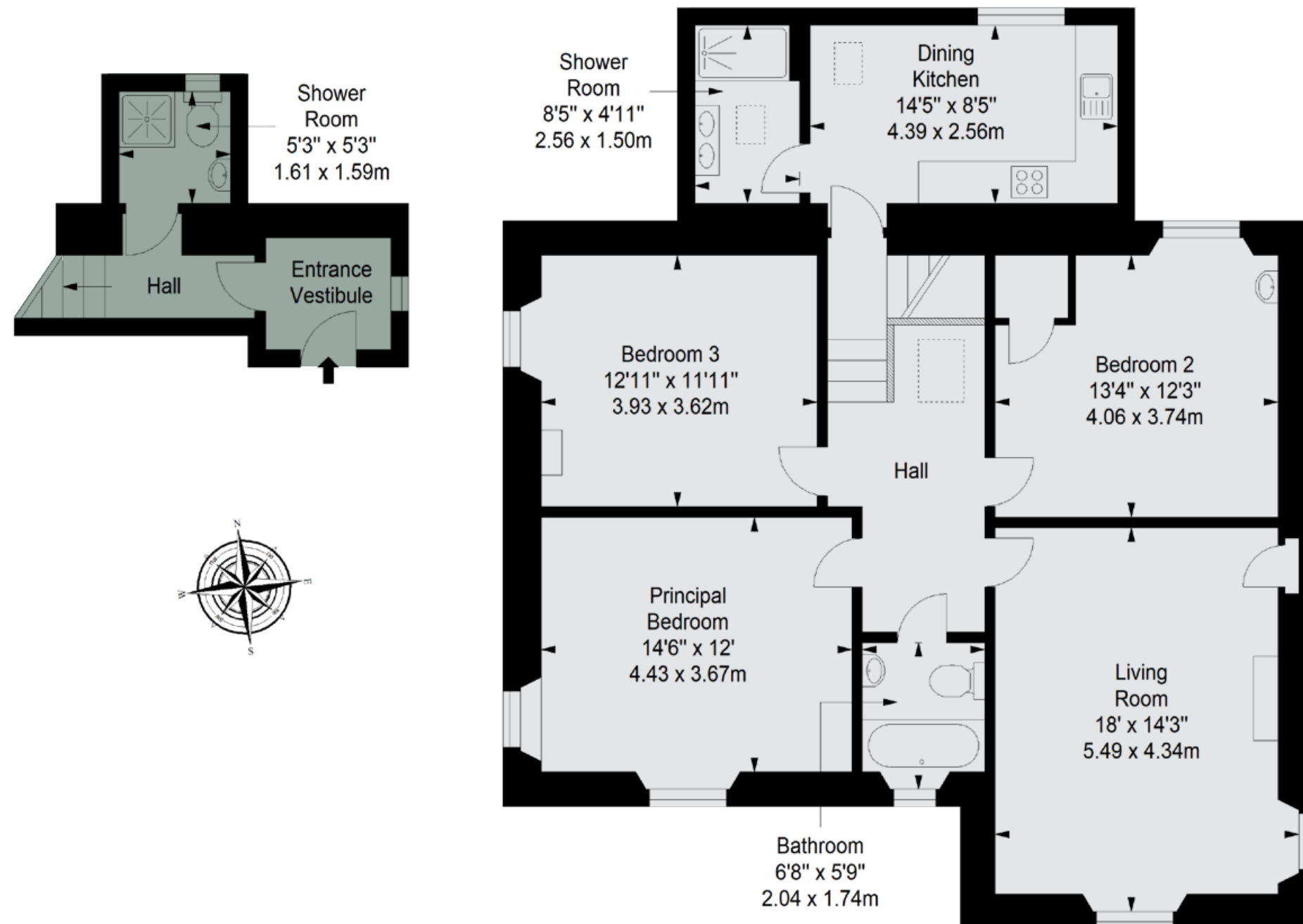
Location

North Berwick, East Lothian, EH39 4AH

Approximate total area:

116.8 sq. metres (1257.2 sq. feet)

 - Ground Floor  - First Floor





Ideally positioned at the quieter end of North Berwick's thriving High Street, this elegant Victorian residence enjoys immediate access to the town's many attractions, from world-class golf and scenic beach walks to a wealth of independent shops, eateries, and cafés. The train station is also just a five-minute walk away. Generously proportioned, filled with natural light, and brimming with period charm, the home's appealing blend of space, sophisticated style, and convenient setting offers coastal living at its finest. It will appeal to retirees seeking a relaxed lifestyle and excellent golfing opportunities, as well as those desiring a comfortable lock-up-and-leave holiday home or weekend retreat. Professionals and families will likewise be drawn to North Berwick's renowned schools and strong community spirit, while benefiting from superb commuter links to the capital. The seller also offers a hassle-free option to include most of the contents, such as furnishings, kitchenware, and small appliances, in the sale.

GENERAL FEATURES

- Quiet yet central location within the North Berwick Conservation Area
- Moments from golf links, shops, beaches, and the train station
- Charming Victorian upper villa within a handsome stone property
- Bright, neutral interiors combining period character with timeless modern styling
- Comfortable and easy to maintain
- An ideal family residence, retirement home, holiday retreat, or rental investment
- Home Report value - £500,000
- EPC Rating - E | Council Tax - E

ACCOMMODATION FEATURES

- Ground-floor entrance vestibule
- Light and airy first-floor hall
- Elegant, south-facing living room with a living-flame fire
- Stylish integrated kitchen with a social dining area
- Three generous double bedrooms (one with a washbasin and built-in storage)
- Luxury bathroom with a roll-top bath
- Modern shower room on each level
- Gas central heating

EXTERNAL FEATURES

- Private, low-maintenance patio garden
- Short stay parking on the High Street
- Unrestricted parking within a two-minute walk

Inspiring seaside home in charming North Berwick

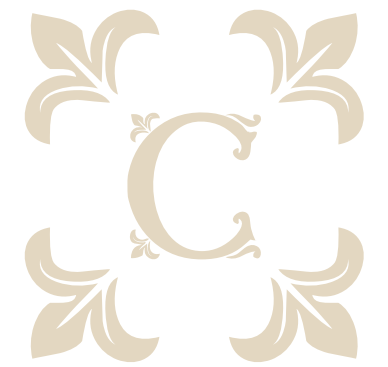


Aaran Haven



Uplifting

entrance to the home



From the bright ground-floor entrance, a staircase with a striking tartan-patterned runner rises to the upper hall, which is detailed with cornicing and bathed in light from the skylight above. This welcoming approach beautifully sets the tone for the airy ambience and period charm found throughout.





Elegant

sun-filled living room

The living room is a spacious, south-facing retreat illuminated by large dual-aspect sash windows. A tall, corniced ceiling with a decorative rose and a handsome marble fireplace with a living-flame fire create a refined yet cosy atmosphere, perfect for relaxing after bracing coastal walks.



Social dining kitchen



Bright and spacious, the kitchen forms a perfect setting for relaxed dining and entertaining, with room for a six-seater table. Gloss-white cabinetry, marbled worktops, and a matching splashback create the stylish aesthetic, complemented by integrated appliances including a fridge, freezer, washing machine, oven, and gas hob with a chimney hood.







The bedrooms

Three generous double bedrooms

A

ll three bedrooms are well-proportioned and characterful. The impressive principal bedroom enjoys dual-aspect windows and classic ceiling cornicing, while the remaining rooms feature cornicework and decorative cast-iron fireplaces. One bedroom is further enhanced by partial sea views, as well as a washbasin and built-in storage, adding practical everyday convenience.





The bathrooms





Luxury bathroom

and two shower rooms



Completing the interiors are a luxurious bathroom and two additional shower rooms, each finished with neutral tiling and modern fittings. The bathroom boasts a deep roll-top bath for ultimate relaxation, while the first-floor shower room features twin vanity basins and a walk-in enclosure. The ground-floor shower room offers a rainfall shower and is handily placed for freshening up after sea swims, sandy beach adventures, and dog walks.



A private garden and parking

Private, low-maintenance patio garden and short stay parking on the High Street

To the rear, a private, low-maintenance patio garden provides a sheltered space for alfresco dining and relaxation, framed by leafy greenery. Short-stay parking is available directly outside, with unrestricted spaces just a two-minute walk away.





Aaran Haven

NORTH BERWICK



North Berwick, East Lothian

One of Scotland’s most desirable coastal resorts

It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). The coastline of North Berwick forms a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving traditional fish and chips, complemented by the convenience of two large supermarkets.

The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



SCHOOLS

State: Law Primary School, top-ranking North Berwick High School

Independent: Loretto School, Musselburgh, and prestigious Edinburgh institutions

CULTURE

Scottish Seabird Centre, Marine Fest, Fringe by the Sea, Tantallon Castle, and nature and wildlife tours

SHOPPING

Thriving high street lined with independent shops, plus two large supermarkets

#1

CHARMING SEASIDE RESORT WITH SWIFT CONNECTIONS TO EDINBURGH

LOCATION



Picturesque town on the stunning East Lothian coastline

TRANSPORT



Bus: Regular services to Edinburgh, Haddington, Dunbar, Aberlady, Gullane, Dirleton, and Cockenzie/Port Seton

Train: North Berwick Station (0.5 miles) – direct to Edinburgh (approx. 30 minutes)

Airport: Edinburgh International (30 miles)



SPORTS

Glen and North Berwick Golf Clubs, North Berwick Sports Centre, North Berwick Tidal Pool, various local clubs for sports and water activities

FOOD & DRINK

Cafés, bistros, traditional pubs, an award-winning seafood restaurant, and top-rated fish and chip takeaways

PARKS

Beautiful sandy beaches, public recreation parks, the John Muir Way, and Berwick Law

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

NICKY MEIKLE



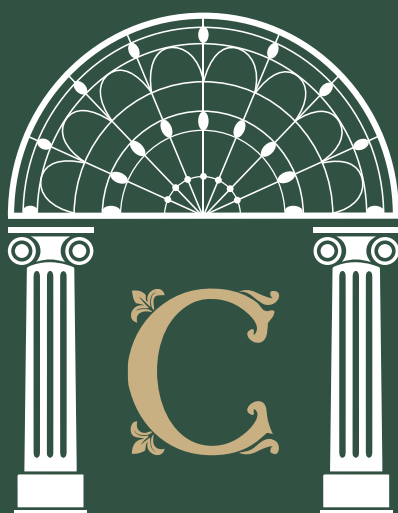
For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

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— *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

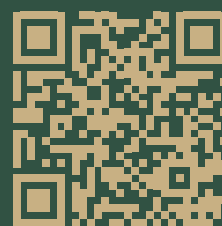
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SCAN TO DISCOVER MORE

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