

# LOWER ORANMORE

15a Cromwell Road, North Berwick, East Lothian, EH39 4LZ



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The sought-after town of North Berwick is one  
of Scotland's best coastal resorts



# SITUATED ON ONE OF THE MOST EXCLUSIVE STREETS



Generous lower villa forming part of an Arts and Crafts building in North Berwick, accommodating two reception rooms, a kitchen, three bedrooms, an en-suite shower room, and a bathroom, and it is accompanied by generous private gardens and private parking.

## GENERAL FEATURES

Main-door lower villa within an Arts and Crafts building in North Berwick  
Situated on one of the town's most exclusive streets  
Beautifully presented accommodation with original features  
EPC Rating - E | Council Tax band - G

## ACCOMMODATION FEATURES

Entrance vestibule, reception hall (with cloakroom), and internal halls with storage  
Impressive drawing room with bay window and fireplace  
Informal living room/formal dining room  
Well-appointed, modern kitchen  
Three airy and generous double bedrooms  
One en-suite shower room  
Attractive four-piece family bathroom

## EXTERIOR FEATURES

Generous private gardens including a courtyard with a greenhouse and spacious lawned areas with trees and planting  
Private driveway for off-street parking

PROPERTY NAME

Lower Oranmore

LOCATION

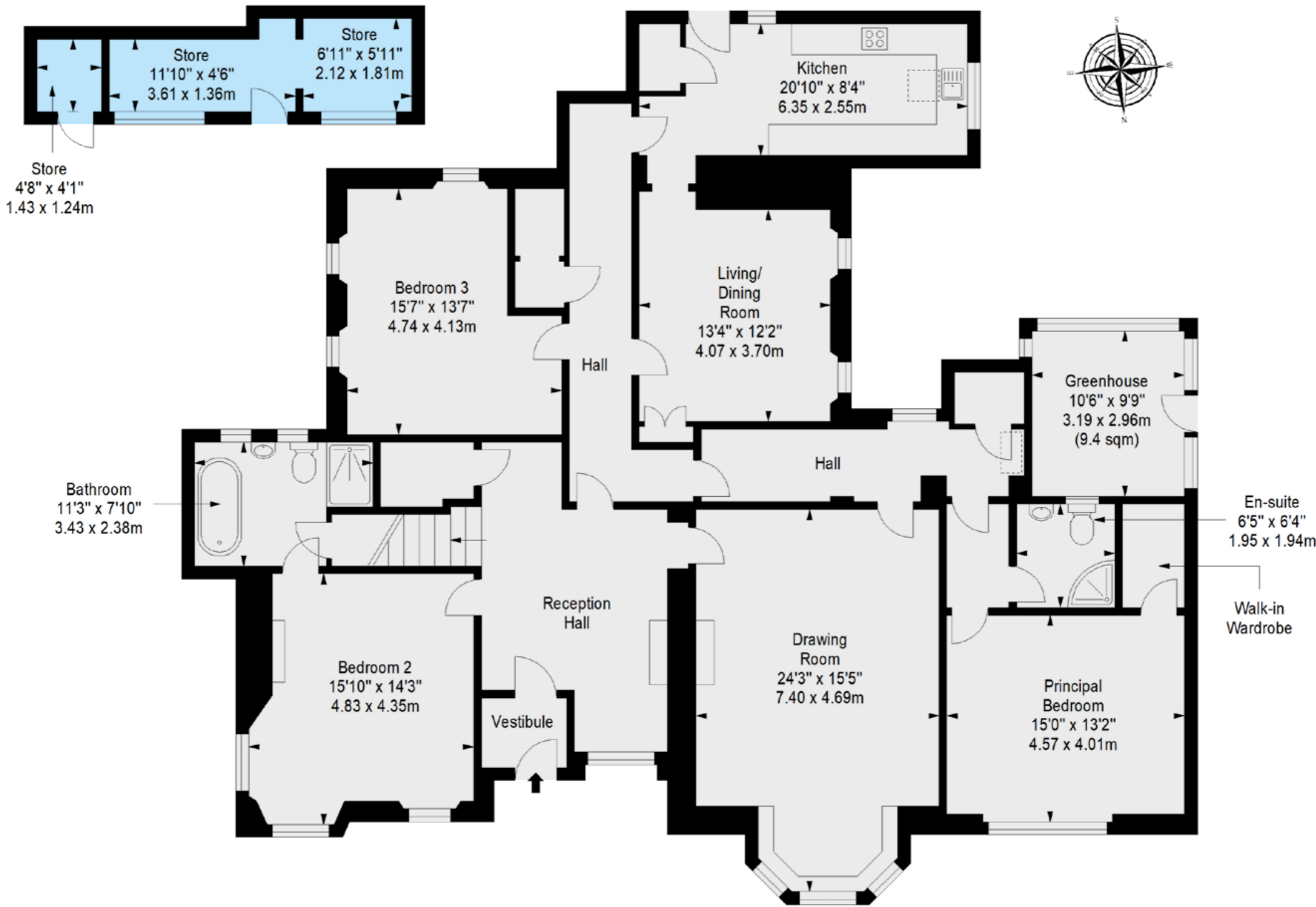
North Berwick, East Lothian, EH39 4LZ

APPROXIMATE TOTAL AREA:

197.8 sq. metres (2129.2 sq. feet)

● STORES ● GROUND-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.





This three-bedroom, two-bathroom villa occupies the lower floor of a handsome Arts and Crafts building (dating back to 1897 and a holiday home for an Edinburgh crystal merchant before its division in the early 1960s) on one of North Berwick's most exclusive streets, and it is beautifully presented with a perfect blend of modern fixtures and fittings, tasteful décor, and period details. The villa is accompanied by generous private gardens and a private driveway, and it lies close to the outstanding amenities North Berwick has to offer. These include an eclectic selection of shops, cafés, coffee shops, restaurants, and bars, well-regarded schools at primary and secondary levels, transport links (including a train station with regular links to Edinburgh), and beautiful outdoor spaces, including parkland and picturesque beaches.





## A welcoming introduction to a **CHARACTERFUL HOME**

The property is approached via a sweeping drive through beautifully maintained gardens, leading to the front door which opens into an entrance vestibule, flowing through to a reception hall (with a cloakroom), giving the first glimpse of the period-filled accommodation to follow with a lovely fireplace with Delft tiles. From here, you access additional internal halls, both also with storage.



# IMPRESSIVE

## reception rooms



The impressive drawing room occupies a generous footprint, offering excellent flexibility for endless configurations of furniture, with a beautiful fireplace creating an ideal focal point around which furniture can be arranged. The room is fronted by a large bay window with a charming window seat where leafy garden views can be enjoyed, and it is decorated in pared-back tones, enhanced by a picture rail and warm wood flooring.

A second reception area can be used in different ways to suit the new owner's needs, such as a more informal setting for relaxing as a family, or as a formal dining room for sit-down meals and entertaining, with convenient direct access to the kitchen.



"For family life and entertaining"





# WELL-APPOINTED, MODERN KITCHEN



The kitchen comes very well-appointed with a wide range of attractive, Shaker-inspired wall and base cabinets, spacious high-quality worktops, and splashback tiling. The room also has built-in storage, external access, and it provides space for a cosy snug or breakfasting area – perfect for morning coffee.

# SHAKER-INSPIRED WALL AND BASE CABINETS



# THE BEDROOMS



# THREE ELEGANTLY PRESENTED AND COMFORTABLE BEDROOMS



for a peaceful  
night's sleep

The villa's three double bedrooms are all airy and well-proportioned, and all three are elegantly presented with tasteful décor and fitted carpets for optimum comfort underfoot. The principal bedroom is supplemented by an en-suite shower room and a walk-in wardrobe, and one of the other bedrooms has a lovely feature fireplace surround, whilst also benefiting from direct access to the family bathroom.



## Two beautifully appointed washrooms

The principal bedroom's en-suite shower room comprises a corner enclosure with a rainfall showerhead and handset, a vanity unit with a basin inset, a WC, and a mirrored, wall-mounted vanity cabinet, all enveloped by stylish marble wall and floor tiles. Finally, a family bathroom completes the accommodation on offer, beautifully styled with blue wall tiles and featuring a freestanding, cast iron roll-top bathtub with a traditional shower attachment, a large shower enclosure, and a WC-suite. The shower room and bathroom both have underfloor heating.



# THE BATHROOMS

# DELIGHTFUL, PRIVATE MATURE GARDENS

## and private parking

The villa boasts generous, delightful private gardens to the front, side, and rear, with the rear courtyard enjoying a wonderfully sunny aspect and featuring paved areas for outdoor dining furniture, a neatly kept lawn, a wealth of leafy shrubbery, and an original Victorian greenhouse which is attached to the property. There are also versatile stores, one of which is currently being utilised as a pottery studio. The front garden is beautifully maintained with a large, well-kept lawn and an abundance of established trees and shrubs. The villa also has a driveway for private parking.

Extras: Integrated kitchen appliances comprising an oven, a gas hob, extractor fan, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



# 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 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.



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