



39 Glenorchy Road
NORTH BERWICK, EH39 4QE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Presented in turn-key condition, this four-bedroom detached property in North Berwick offers a generous layout, high-quality finishes, and a stylish interior design.

Approached by low-level steps flanked by a driveway, integral garage, and manicured lawn, the entrance vestibule opens into the bright hallway equipped with built-in storage. To your left lies an impressive, light-filled sitting room. Spanning the length of the property and with large picture windows providing tranquil front and rear garden views. Tastefully decorated with plush carpeting, a gas-flame fireplace, and soft neutral wall finishes, it leads seamlessly into the adjoining dining room. Boasting patio doors opening to the south-east-facing rear garden, it makes for a versatile living and reception area. From here, you move into a spacious breakfasting kitchen that also overlooks the rear garden and offers integral garage access. Adorned with shaker-style cabinetry, it features polished black worktops and high-spec integrated appliances that include an eye-level microwave, grill, oven, hob, and extractor hood. Thoughtfully designed for relaxed family living.

A stylish WC completes the ground floor before stairs ascend to

the first floor, where four comfortable bedrooms lie off the landing. Situated at the front of the home, the principal double bedroom exudes a light and airy ambience, enhanced by its serene colour palette. Like the two additional double bedrooms and the single, it is comfortably carpeted throughout. Completing the internal layout is a contemporary family bathroom showcasing a hidden cistern WC, washbasin built into vanity, walk-in shower and bath with hand-held shower.

Externally, the enclosed south-east-facing rear garden with its blend of paving, lawn, and established borders and trees is an idyllic and peaceful retreat.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, integrated double oven, microwave, induction hob, extractor fan and fridge-freezer will be included in the sale.



PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Dual-aspect sitting room
- ❑ Dining room opening to the rear garden
- ❑ Breakfasting kitchen
- ❑ Three double bedrooms and one single
- ❑ WC and family bathroom
- ❑ Front garden, and south-east-facing rear garden
- ❑ Driveway and integral garage
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ Tenure - Freehold

NORTH BERWICK

Voted by The Sunday Times as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

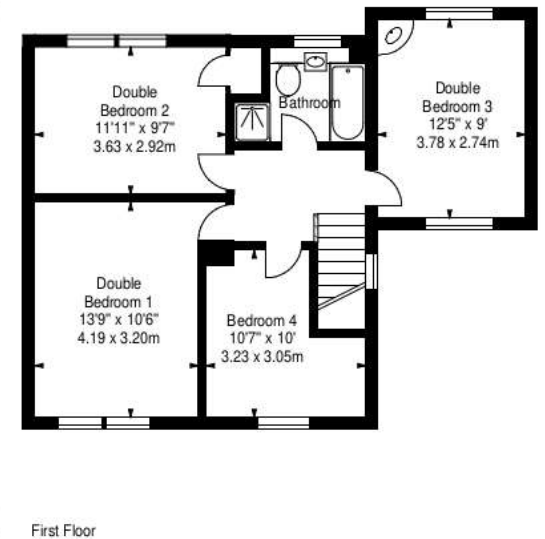
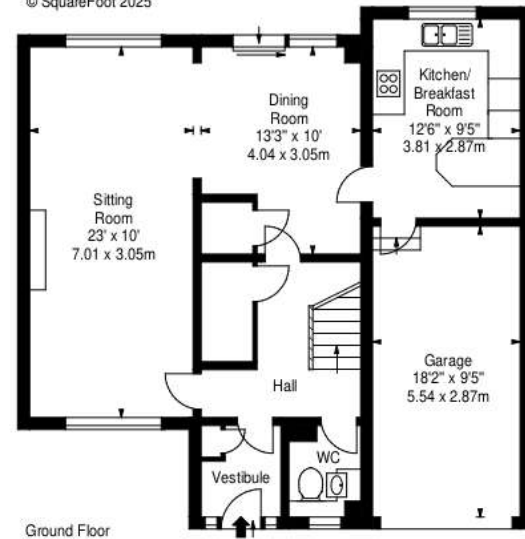
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



**Glenorchy Road,
North Berwick,
East Lothian, EH39 4QE**



Approx. Gross Internal Area
1462 Sq Ft - 135.82 Sq M
(Including Garage)
For identification only. Not to scale.
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Let's Talk

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PARIS STEELE Property

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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