



27 Keppel Road
NORTH BERWICK, EH39 4QG

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Peacefully positioned and just a short walk from North Berwick Train Station, the High Street, and the beach, this impressive three-bedroom detached home offers style, comfort, and convenience.

A neatly maintained lawn bordering the driveway and integral garage creates an inviting first impression. The front door then opens into a bright, tastefully decorated hallway that leads into a light-filled sitting room. A nearly full-height picture window frames views of the front garden, flooding the space with natural light and enhancing its warm, welcoming feel. Plush carpeting and a calm colour palette complete the look. French doors connect the sitting room to an elegant, south-east-facing dining room, offering versatility as a formal dining space, family area, or home office. Sliding doors open directly to the rear garden, while an adjacent door leads into the kitchen. Modern in design, the kitchen features sleek cream wall and base units, wood-effect worktops, and an acrylic splashback. High-spec integrated appliances include a hob, oven, and extractor hood.

Upstairs, three well-proportioned bedrooms provide peaceful retreats, with two benefiting from built-in wardrobes. All share access to a contemporary bathroom equipped with a washbasin built into vanity, WC, and a bath with a wall-mounted shower.

Externally, the enclosed, south-east-facing rear garden blends decorative paving, a small lawn, and well-kept borders framed by manicured hedging. To the front, the neat lawn sits beside the private driveway and integral garage, ideal for off-street parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, fitted blinds only, and integrated kitchen appliances will be included in the sale. The mirrored wardrobe in the front bedroom is also included.





PROPERTY FEATURES

- ❑ Three-bedroom detached home
- ❑ Bright sitting room
- ❑ South-east-facing dining room opening to garden
- ❑ Stylish modern kitchen
- ❑ Three bedrooms - two double, one single
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ Integral garage and driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ 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 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.

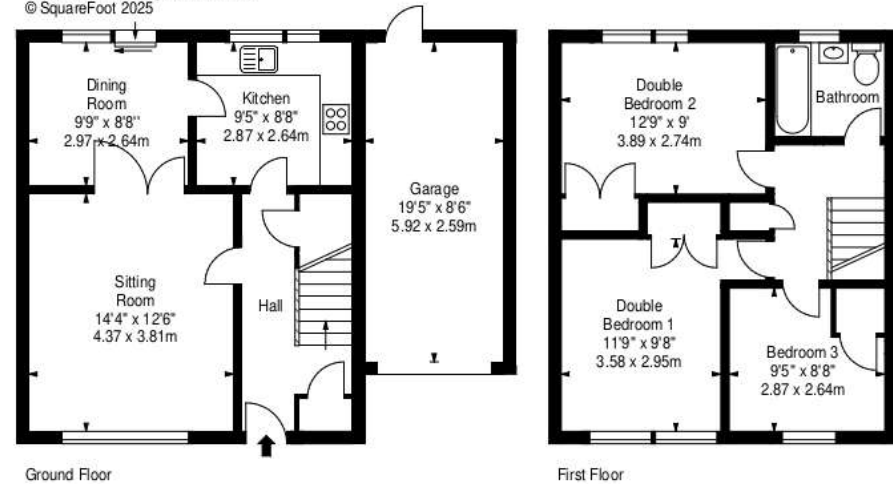
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Keppel Road,
North Berwick,
East Lothian, EH39 4QG



Approx. Gross Internal Area
938 Sq Ft - 87.14 Sq M
Garage
Approx. Gross Internal Area
166 Sq Ft - 15.42 Sq M
For identification only. Not to scale.
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Let's Talk

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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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