



15 South Hamilton Road

NORTH BERWICK, EH39 4NJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Beautifully presented and full of natural light, this spacious three-bedroom bungalow with landscaped gardens will make a wonderful home for a growing or established family in sought-after North Berwick. A gated driveway skirts the front garden and garage before the front door opens into a bright hallway. Decorated in soft neutrals and with wooden flooring, it exudes an airy and welcoming ambience. From here, the stunning open-plan sitting room, dining area, and kitchen awaits. With two sets of bi-fold doors opening to the south-facing front garden and alfresco seating area, this room has been thoughtfully designed for family life, entertaining, and relaxing.

Featuring a continuation of the hallway décor, the seating area with its sizeable layout allows for a variety of comfortable furniture configurations. A considered change in flooring then divides it from the dining kitchen that caters for both formal and informal dining. White wall and floor cabinetry is complemented by wood-inspired worktops, a Belfast sink, and high-spec integrated Zanussi appliances that include an eye-level microwave, oven, hob, and American-style fridge/freezer. An adjacent utility provides further storage for appliances and garden access.





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Moving through the home and the west-facing principal double bedroom with its built-in mirrored wardrobes, stylish en-suite shower room, and tasteful interior design is a delightful retreat. Each of the additional two carpeted east-facing double bedrooms are bright and well-appointed. All share access to a family bathroom with a WC, washbasin, and bath with a wall-mounted shower.

Enhancing the property's appeal further is the detached garage that has been remodelled to offer a versatile fitness and home office space. Externally, the south-facing front garden features a neat lawn and a raised timber-decked dining and seating area, creating a tranquil setting for gatherings with friends and family. The lawn sweeps around the side of the house to a second, generously sized bespoke alfresco area beside the garage. Enclosed by mature hedging and high-quality timber fencing, the garden enjoys peace and privacy.



FIXTURES AND FITTINGS

All fitted floor coverings, curtains & blinds, integrated eye-level microwave, oven, hob and American-style fridge/freezer will be included in the sale.



PROPERTY FEATURES

- Three-bedroom bungalow
- Open-plan sitting, dining, kitchen
- Three double bedrooms, one with stylish en-suite
- Family bathroom
- Wrap-around landscaped gardens
- South-facing front garden and alfresco seating area
- Detached garage and gated driveway
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - F

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 cafès 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.





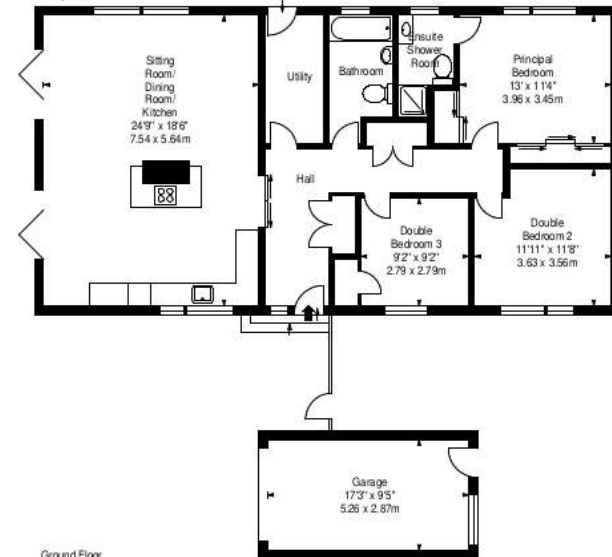
South Hamilton Road,
North Berwick,
East Lothian, EH39 4NU



Approx. Gross Internal Area
1219 Sq Ft - 113.25 Sq M

Garage
Approx. Gross Internal Area
164 Sq Ft - 15.24 Sq M

For identification only. Not to scale.
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Let's Talk

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PARIS STEELE Property

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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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