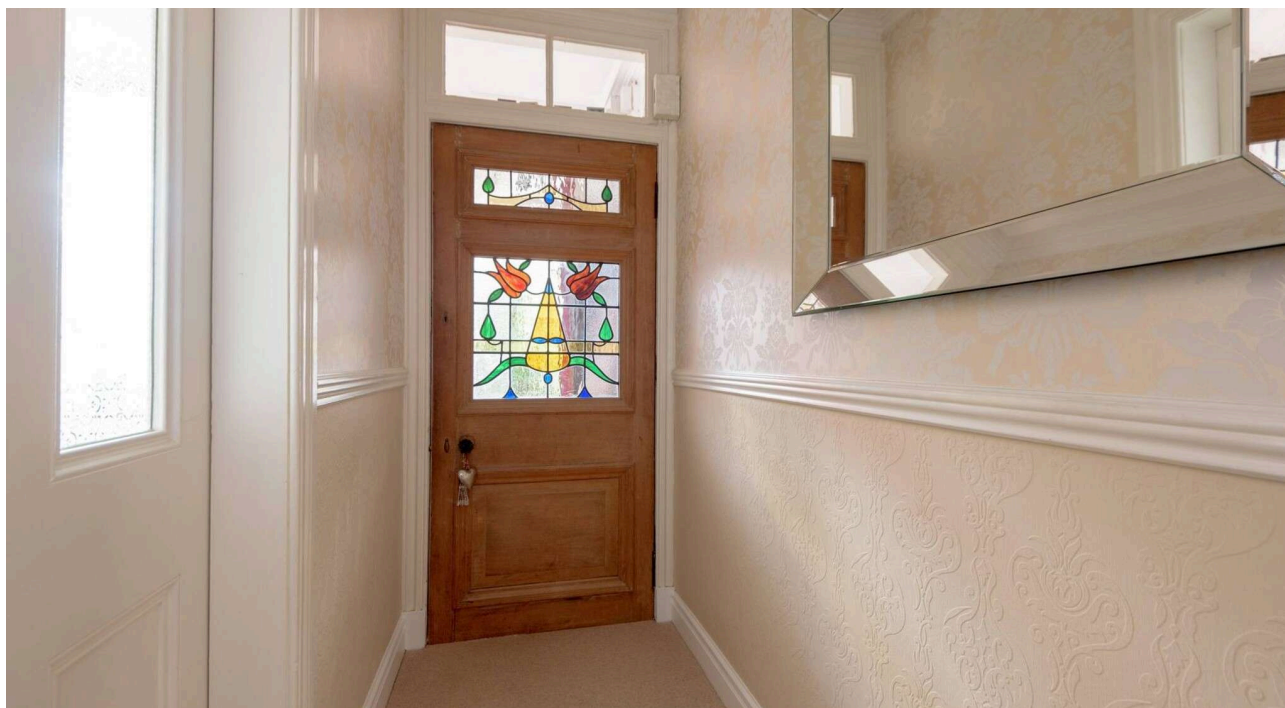




14 Clifford Road
NORTH BERWICK, EH39 4PW

Property
PARIS STEELE

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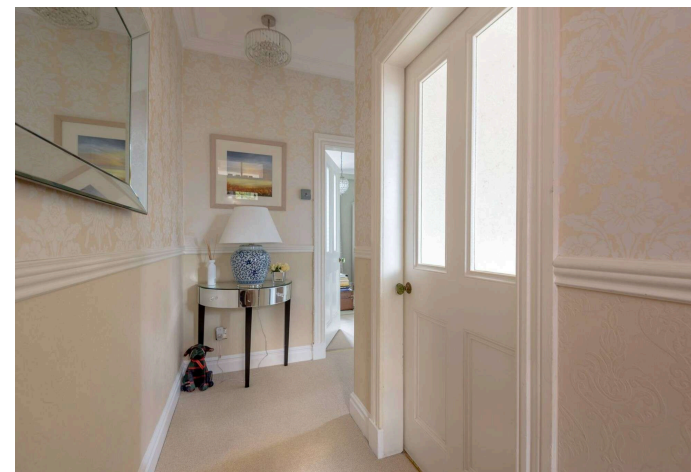
PROPERTY DESCRIPTION

Set in the sought-after East Lothian town of North Berwick with captivating views of North Berwick Law and Craigleith Island, this handsome early 1900's semi-detached Edwardian villa offers a generous and versatile layout, elegant interiors, off-street parking, and an enclosed rear garden.

The impressive family home is approached via a gated gravel driveway and front garden, leading to a charming covered porch. From here, an entrance vestibule complete with original stained glass door opens into an inviting hallway. To the right, a beautifully appointed south-facing sitting room with a box bay window creates a warm, inviting space, featuring plush carpeting with an oak mantle and decorative insert.

Across the hall and also accessible from the dining kitchen, a light-filled family room with two built-in presses, mirrors this style and adds a log-burning stove, ideal for cosy evenings. At the heart of the home, a spacious skylit dining kitchen flows through a relaxed seating area and out to the rear garden, perfect for everyday living and entertaining.

The U-shaped kitchen is thoughtfully designed with shaker-style units, a tiled splashback, and quartz-effect worktops, along with integrated appliances including an oven, hob, and extractor hood.





A versatile and comfortable south-facing fourth bedroom entered via the dining kitchen completes the ground floor. Upstairs, three bright and airy double bedrooms each boasting a tasteful interior design, share a well-appointed family bathroom with a WC, washbasin, and bath with wall-mounted shower. Master bedroom offering fantastic views across the Firth of Forth and the South facing bedrooms with views of North Berwick Law.

Externally, the part-walled North facing sunny rear garden features a lawn and paving bordered by established plants, a tranquil retreat for everyone to enjoy. Parking is provided for by the driveway with additional parking available on Clifford Road.

This property is perfectly situated within a 5-10 minute walking distance to all amenities including shops, schools, parks, beach, town centre and the train station offering easy commuting to Edinburgh in 35 minutes.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, and oven, extractor fan and fridge will be included in the sale.



PROPERTY FEATURES

- ❑ Four-bedroom semi-detached Edwardian Villa
- ❑ South-facing sitting room
- ❑ Cosy and inviting family room
- ❑ Bright and spacious dining kitchen
- ❑ Four double bedrooms
- ❑ Family bathroom
- ❑ Enclosed rear garden
- ❑ Gated gravel driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ Tenure - Freehold

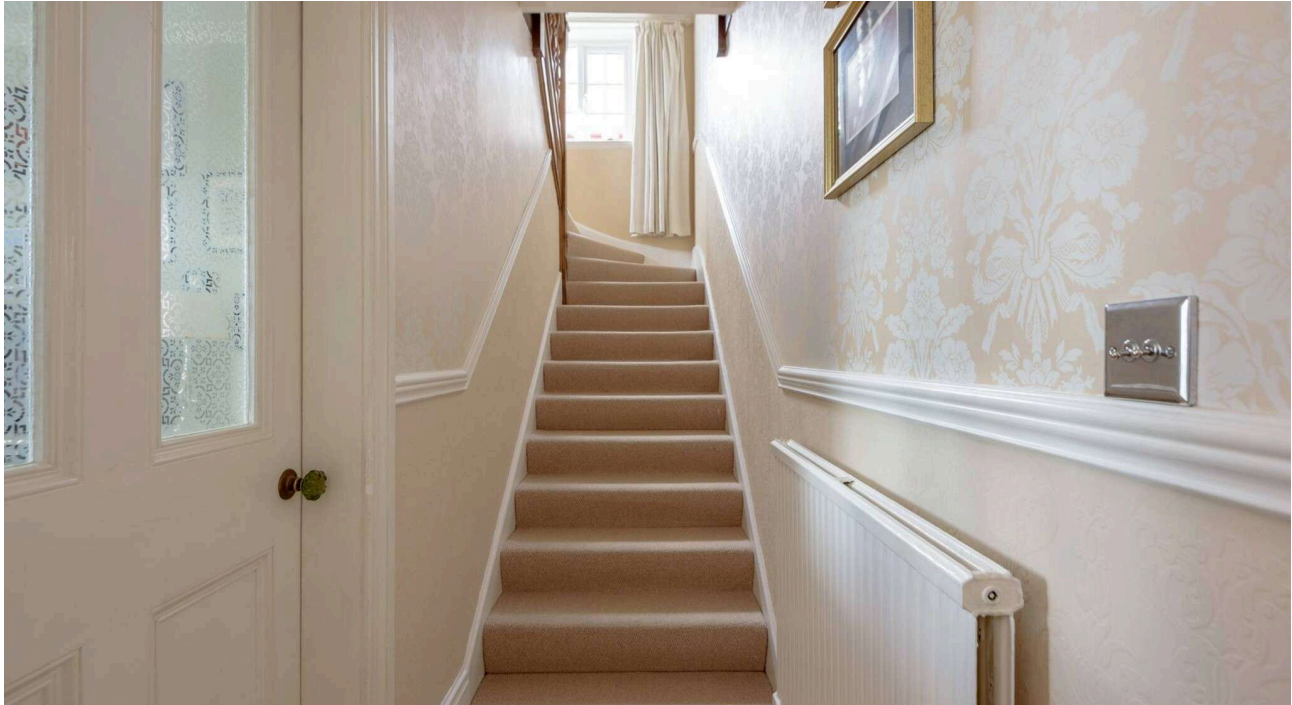
NORTH BERWICK

Recently 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.





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Let's Talk

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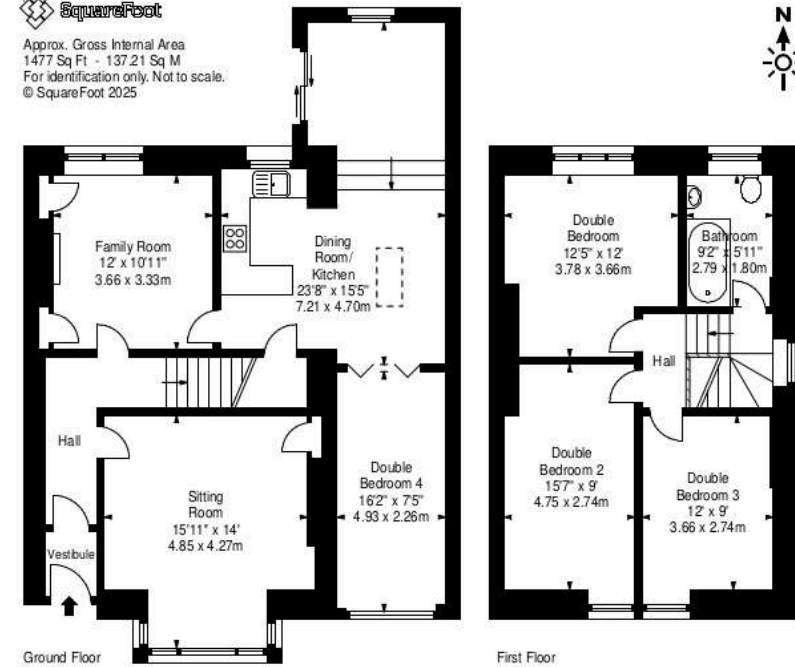
property@parissteele.com

PARIS STEELE Property

Clifford Road,
North Berwick, EH39 4PW



Approx. Gross Internal Area
1477 Sq Ft - 137.21 Sq M
For identification only. Not to scale.
© SquareFoot 2025



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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