





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



Upper Shipka Abbotsford Road
North Berwick, EH39 5DB

Sun room, Reception hall & Main Hall
Drawing room, Large breakfasting kitchen
Three double bedrooms, Office/study, Family bathroom
Utility room and Large attic
Single garage with electric door
Private south facing rear garden
Shared landscaped gardens
Gas central heating
Double glazing
EPC: D
Council tax band: F

Upper Shipka is a fine example of a red sandstone upper villa forming part of a magnificent detached property set on an elevated position with uninterrupted majestic views over North Berwick Golf Course towards the beach and the Firth of Forth with the Kingdom of Fife beyond. This elegant three bedroom property has been very well cared for and tastefully modernised to form a spacious gentile home of fine proportions with the most wonderful views from every point. The property is approached by a sweeping driveway which leads to the private garage and main entrance. Set amidst beautifully landscaped gardens with a large terraced lawn to the front with stone wall borders and to the rear there is a private south facing garden which has been carefully designed to ensure privacy and shelter with delightful patios, large lawn and well stocked borders. The property retains many of its fine period features which include decorative cornice work, natural wood finishes, a fine timber staircase with balustrade and glazed cupola which allows lots of natural light to flood through the whole property.

The spacious and well-proportioned accommodation comprises: Sun room, entrance hall leading to upper hall. Elegant drawing room with window to front, period style mantel piece, dining area with windows to front and lovely views down towards the beach, over the golf course and beyond. Breakfasting kitchen with extensive base and wall mounted units with ample worktops provide excellent storage solutions and space for a kitchen table and chairs, window to front with lovely views. Office/study. Principal bedroom with window to side and rear. Two further large double bedrooms. Family bathroom with three piece suite and separate shower. Utility room with laundry facilities. The property has a pull down Ramsay ladder which provides access to the large attic space which is partly floored. There is also a single garage with power, light and an electric door.

The property was named Shipka after the fourth hole on the West Links. When the golf course was extended to the Eil Burn in 1877 and the narrow fairway leading to the fourth green was known as the Shipka Pass when the accuracy of the tee shot was crucial.

North Berwick is situated on the East Lothian Coast and is one of the most sought-after locations in the country well known for its historic sandstone harbour, two golden sand beaches and beautiful sunsets. The town affords excellent amenities which include a number of private retailers located on the bustling high street, with a further selection of local shops, coffee shops and restaurants as well as a Tesco and Aldi supermarket on the outskirts. North Berwick has highly regarded schools within the local catchment at both primary and secondary levels as well as the private primary school, The Compass School in nearby Haddington and Loretto School in Musselburgh. Within walking distance of Abbotsford Road is the North Berwick Railway Station which provides an excellent rail service to Edinburgh. There is also a good bus service which operates to and from the town into the city and surrounding areas. Recreational amenities are well served local with excellent golf courses, tennis courts, a swimming pool and sports centre. The surrounding countryside offers a wide and varied range of beautiful walks, cycle paths and the famous John Muir Way bringing walkers from all over the world.

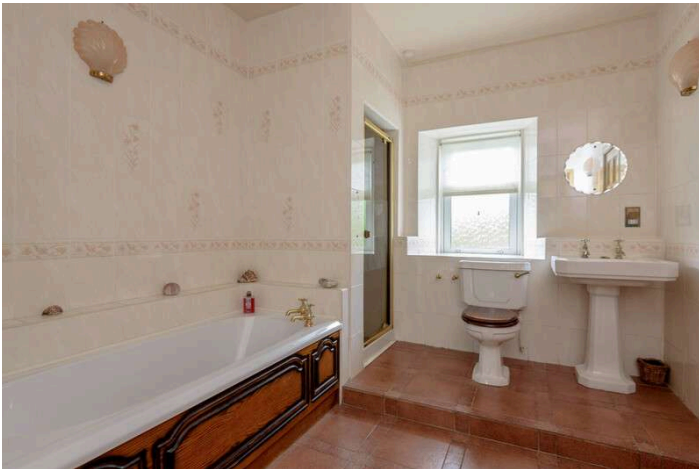










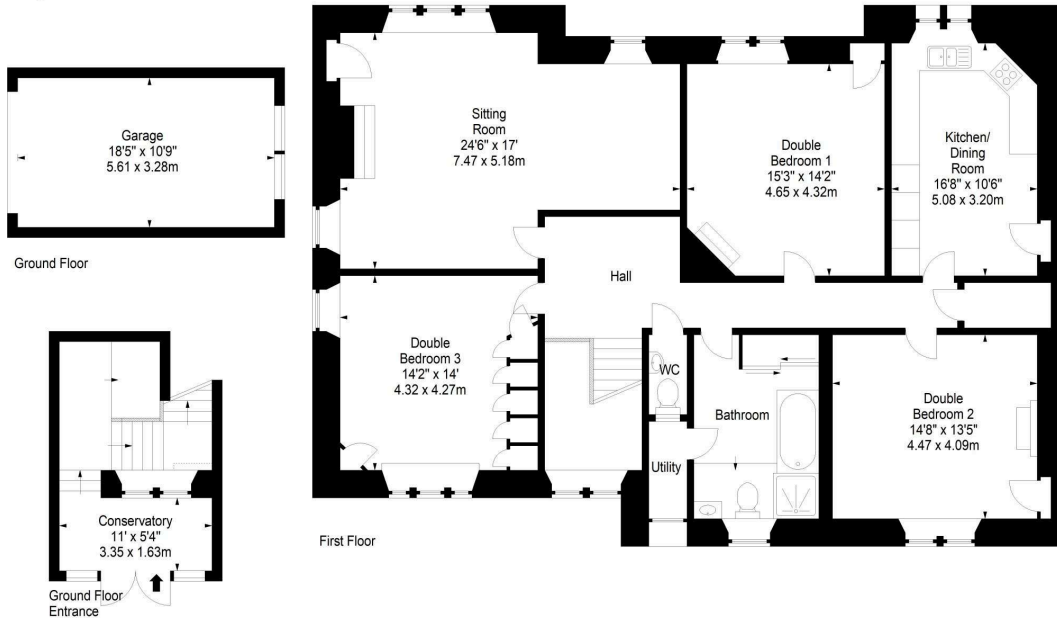




Upper Shipka,
Abbotsford Road,
North Berwick,
East Lothian, EH39 5DB



Approx. Gross Internal Area
1835 Sq Ft - 170.47 Sq M
Garage
Approx. Gross Internal Area
199 Sq Ft - 18.49 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
www.satsolicitors.co.uk



PROPERTY DEPARTMENT
7a Dundas Street Edinburgh EH3 6QG
Telephone: 0131-225 4082 Fax: 0131-556 2079
Email: property@satsolicitors.co.uk
www.satsolicitors.co.uk





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS