

3 GLENORCHY ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4PE





— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

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Property Name

3 Glenorchy Road

Location

East Lothian, EH39 4PE

Approximate
total area:

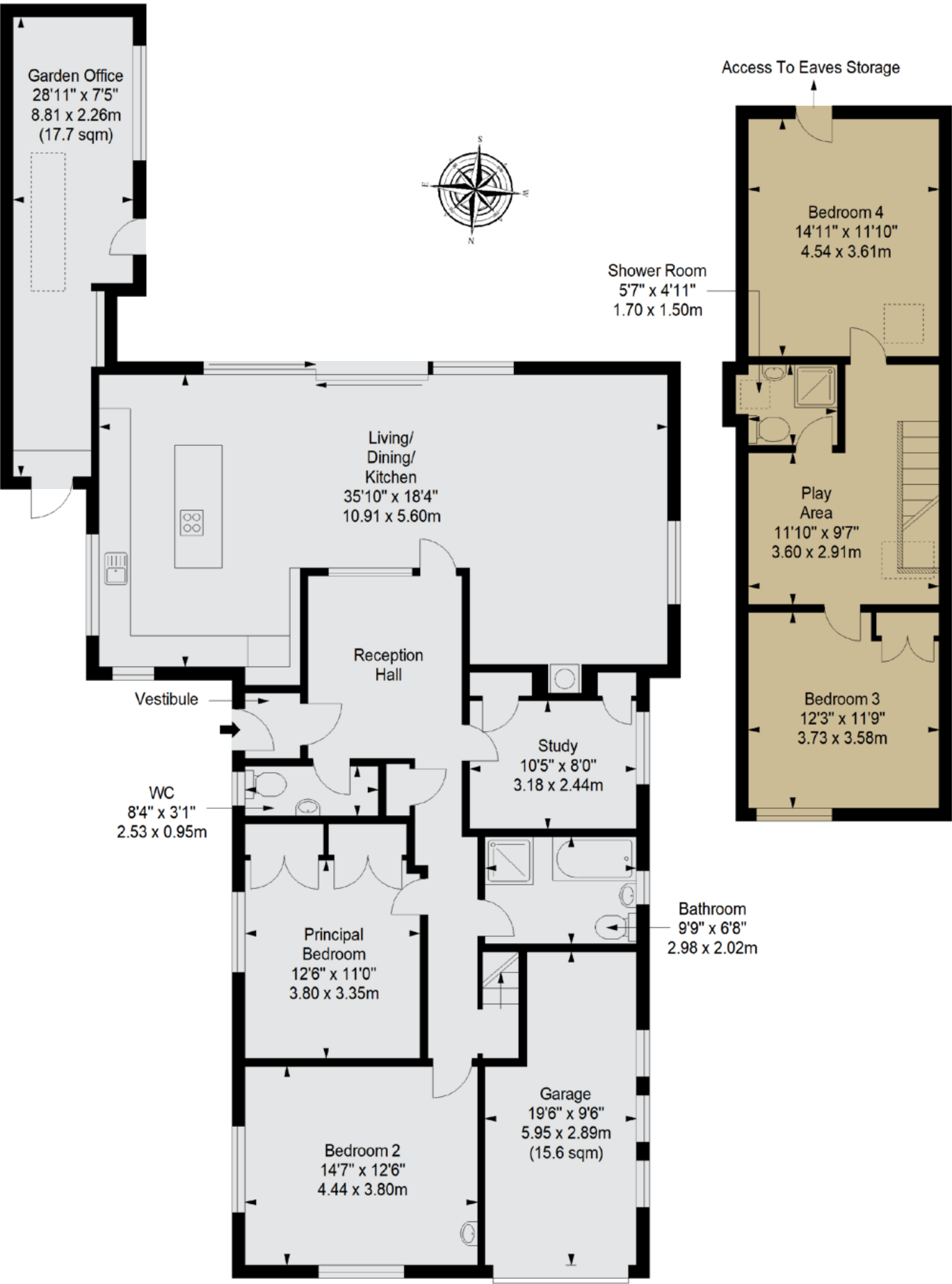
192.2 sq. metres (2068.8 sq. feet)



Ground Floor



First Floor





Enjoying a highly sought-after address in the coastal town of North Berwick, this substantial detached family home offers generous and impressively flexible accommodation arranged over two levels. Its four double bedrooms are complemented by an expansive open-plan living, dining and kitchen area, a study and separate garden office, together with two bath/shower rooms and a versatile play area. A south-facing garden, solar panels, a private driveway and attached garage complete this outstanding home.

GENERAL FEATURES

- Substantial detached family home in sought-after North Berwick
- Desirable residential setting close to beaches, amenities, schools and transport links
- Generous and flexible accommodation arranged over two levels
- Beautifully presented interiors with excellent natural light
- Home Report value - £900,000
- EPC Rating - D

ACCOMMODATION FEATURES

- Welcoming vestibule and spacious reception hall
- Expansive open-plan living, dining and kitchen area
- Well-appointed kitchen with central island and garden access
- Ground-floor principal bedroom with extensive fitted wardrobes
- Three further double bedrooms
- Versatile ground-floor study
- Stylish four-piece family bathroom and first-floor shower room
- Flexible first-floor play area
- Excellent built-in and eaves storage
- Attached garden office with exterior entrances

EXTERNAL FEATURES

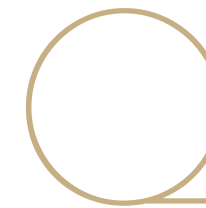
- Solar panels
- Mature productive front garden with greenhouse
- Expansive south-facing rear garden
- Private driveway and attached single garage

FLEXIBLE FAMILY LIVING

in sought-after North Berwick



A WELCOMING *and practical entrance*



Quietly positioned on leafy Glenorchy Road, the home lies within easy reach of North Berwick's beaches, bustling High Street, railway station and highly regarded schools. Its spacious, adaptable layout caters beautifully for family life, entertaining and working from home, with two ground-floor bedrooms also providing scope for largely single-level living.

A vestibule creates a practical transition indoors, opening into a broad central reception hall that immediately establishes the home's generous proportions, with a conveniently placed guest WC tucked just off the entrance.

EXPANSIVE OPEN-PLAN LIVING

Ample room for relaxation, family meals and larger gatherings

Forming the sociable heart of the home, the exceptionally generous open-plan living, dining and kitchen area provides ample room for relaxation, family meals and larger gatherings. The flowing arrangement creates an inviting setting for everyday life and entertaining, complemented by direct access to the south-facing rear garden via large sliding glazed doors.



An inviting setting for everyday life



WELL-APPOINTED KITCHEN WITH GARDEN ACCESS



Centred around a useful island

The kitchen is arranged to provide plentiful cabinets and workspace, centred around a useful island. Its open connection with the living and dining areas makes serving and entertaining effortless, while direct garden access creates an appealing flow between the indoor and outdoor spaces. Integrated appliances include an oven, induction hob and dishwasher.





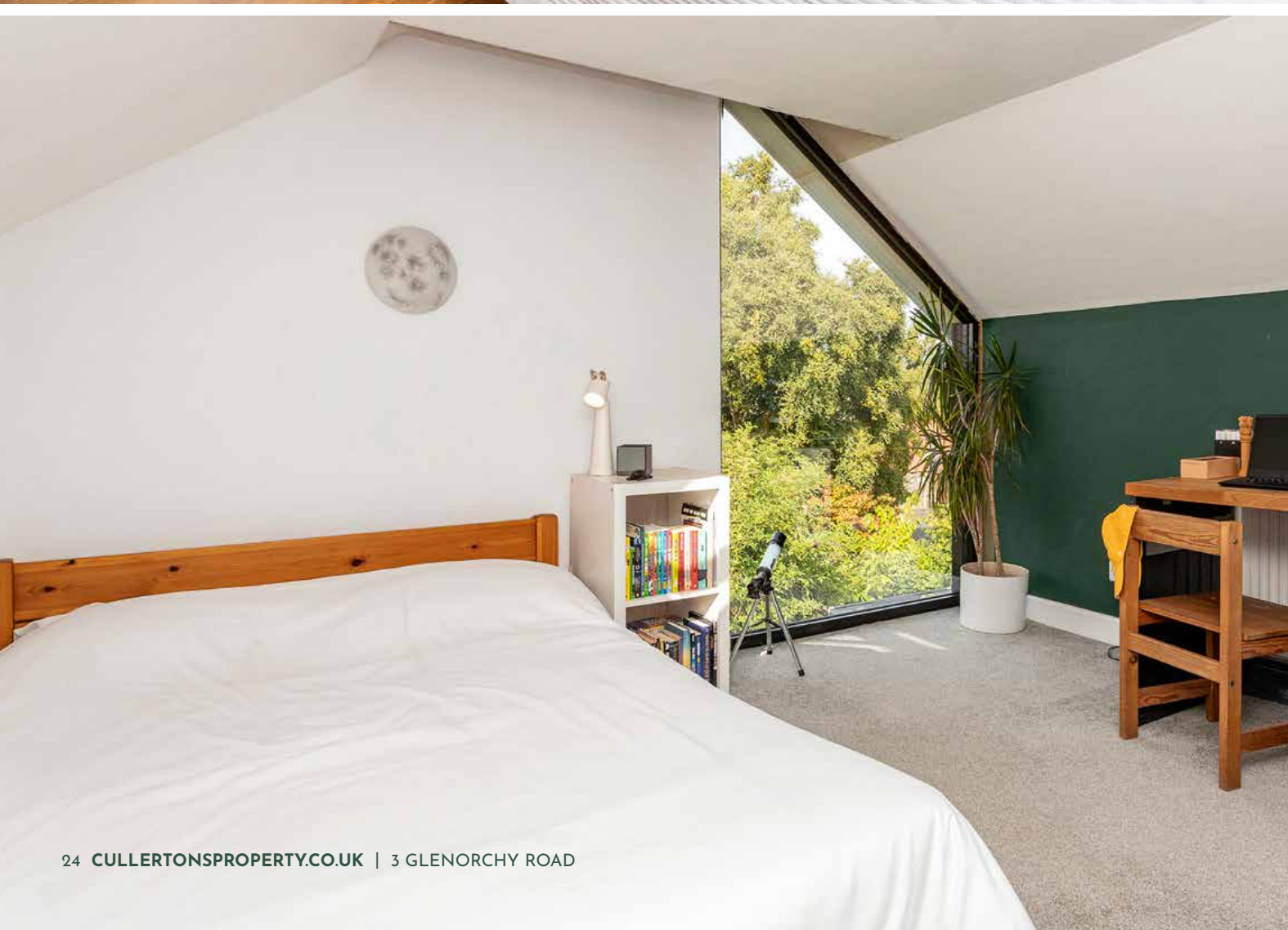


RESTFUL

principal bedroom with excellent storage

Positioned on the ground floor, the principal bedroom is a restful and well-proportioned retreat featuring extensive fitted wardrobes. Its location close to the main bathroom is particularly convenient and adds to the considerable appeal of the home's flexible lower-level accommodation.





VERSATILE BEDROOMS

for family and guests

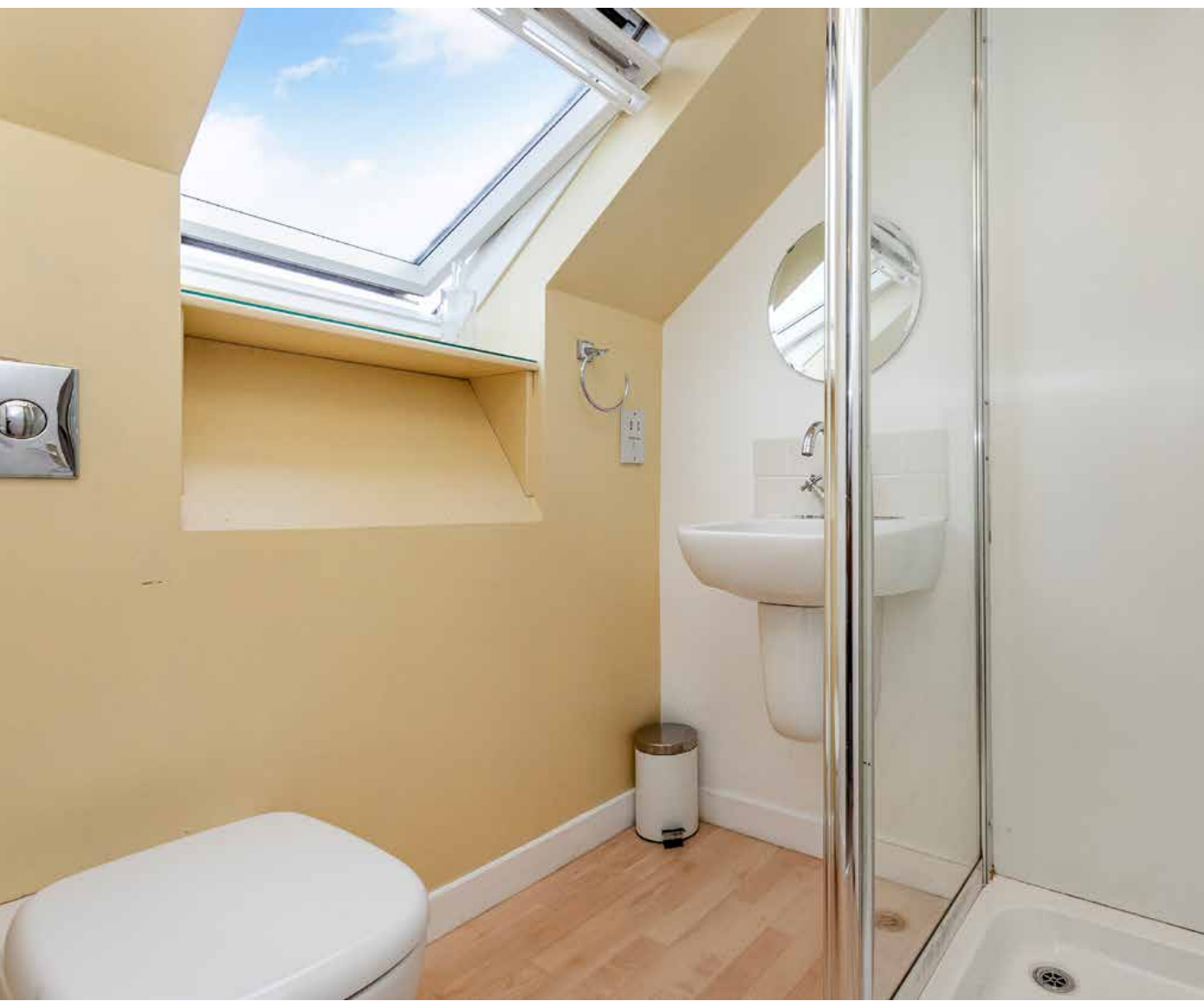


A second generous double bedroom is also situated downstairs, while two further double bedrooms occupy the upper level. All provide excellent options for family members and overnight guests, with one upstairs bedroom benefiting from direct access

to useful eaves storage and the other featuring fitted storage and an impressive floor-to-ceiling gable window with views of the Firth of Forth. The ground-floor study could provide occasional additional sleeping accommodation if desired.

Views over the Firth of Forth from the third bedroom

EXCELLENT BATHING AND PRACTICAL FACILITIES



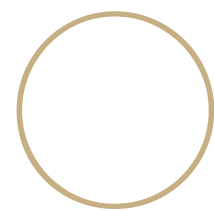
Stylish four-piece family bathroom and first-floor shower room

The stylish ground-floor bathroom includes a bath and separate shower enclosure, while an additional shower room upstairs is ideally positioned for the two upper bedrooms. Also on the first floor is a particularly versatile play area, providing useful additional space that could be adapted to suit the household's changing needs.



EXPANSIVE

south-facing garden with separate office



Outside, with its Dutch clay-tiled patio, the expansive south-facing rear garden creates an attractive setting for outdoor dining, children's play and relaxed summer gatherings. An attached garden office at the far end separates work from domestic life, making this an especially appealing arrangement for anyone working remotely.





A private driveway provides convenient off-street parking and leads to an attached single garage with fob-controlled powered doors, offering secure parking or valuable additional storage. Together with the adaptable accommodation and generous garden, these practical features make the property exceptionally well equipped for modern family life.



NORTH BERWICK



NORTH BERWICK

East Lothian

SCHOOLS

State: Law Primary School, top-ranking North Berwick High School
Independent: Loretto School, Musselburgh, and prestigious Edinburgh institutions

CULTURE

Scottish Seabird Centre, Marine Fest, Fringe by the Sea, Tantallon Castle, and nature and wildlife tours

SHOPPING

Thriving high street lined with independent shops, artisan retailers, and two large supermarkets

#1

AN EXCEPTIONAL COASTAL SETTING COMBINING LIFESTYLE APPEAL WITH EXCELLENT CONNECTIVITY

LOCATION



Picturesque town on the stunning East Lothian coastline

TRANSPORT



Bus: Regular services to Edinburgh, Haddington, Dunbar, Aberlady, Gullane, Dirleton, and Cockenzie/Port Seton
Train: North Berwick Station – direct to Edinburgh (approx. 30 minutes)

Airport: Edinburgh International (30 miles)



SPORTS

The Glen and North Berwick Golf Clubs, North Berwick Sports Centre, North Berwick Tidal Pool, and various local clubs for sports and water activities

FOOD & DRINK

Cafés, bistros, traditional pubs, an award-winning seafood restaurant, and top-rated fish and chip takeaways



North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close.

The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving traditional fish and chips, complemented by the convenience of two large supermarkets.

The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub.

For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

NICKY MEIKLE



For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.

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nicky@cullertonsproperty.co.uk

— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



CULLERTON'S

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SCAN TO DISCOVER MORE

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