

6 STEVENSON WALK

NORTH BERWICK, EAST LoTHIAN EH39 5LY

Set within a desirable modern development on the western fringes of North Berwick, this impressive four-bedroom detached home combines generous family accommodation with stylish contemporary interiors and a wonderfully relaxed coastal lifestyle. Beautifully presented throughout in crisp neutral tones, the property offers two reception areas, an open-plan dining kitchen, a utility room, a principal bedroom with en-suite facilities, a family bathroom, and a convenient ground-floor WC. A large enclosed rear garden, private driveway, and integral garage complete the appeal of this exceptional family home.



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— 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.

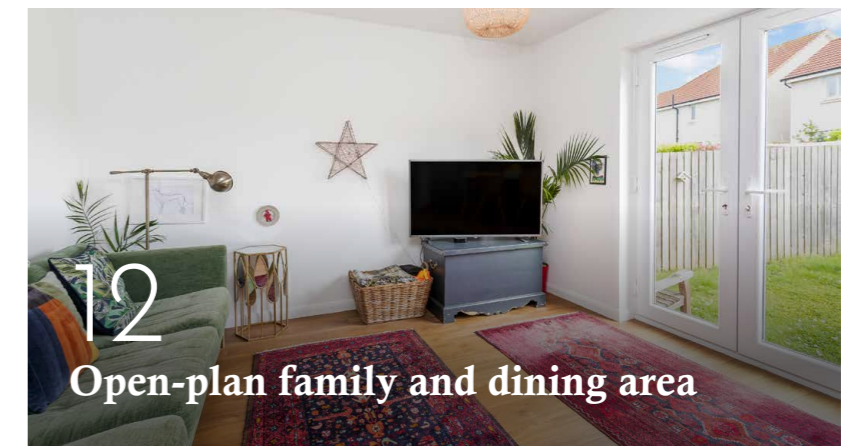
Mark Cullerton



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Welcome to 6 Stevenson Walk
A stylish four-bedroom detached family home in desirable coastal North Berwick

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Property Name

6 Stevenson Walk

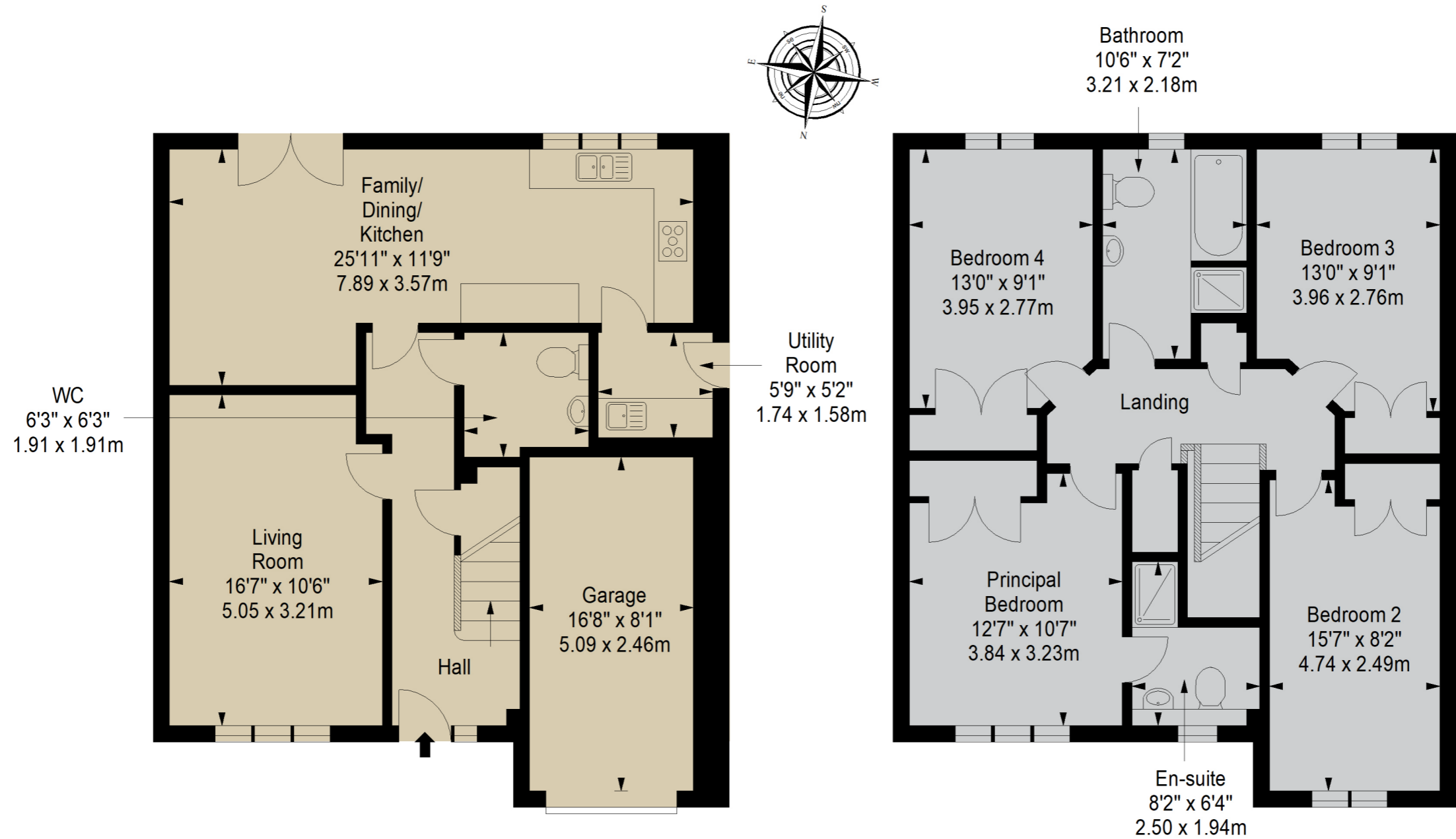
Location

North Berwick, East Lothian EH39 5LY

Approximate total area:

133.3 sq. metres (1434.9 sq. feet)

 - Ground Floor  - First Floor





Enjoying an enviable setting in one of East Lothian's most desirable coastal towns, the property is perfectly placed for family life. North Berwick's renowned beaches, golf courses, independent shops, cafés, and restaurants are all within easy reach, while excellent transport links ensure straightforward commuting to Edinburgh and beyond. The home itself occupies a generous plot within a modern neighbourhood, benefiting from attractive open surroundings and views towards North Berwick Law.

GENERAL FEATURES

- Impressive four double bedroom detached family home
- Desirable modern development in sought-after North Berwick
- Beautifully presented contemporary interiors throughout
- Views towards North Berwick Law
- Excellent local amenities, beaches, and golf courses nearby
- Convenient access to highly regarded schools and transport links
- Home Report value - £550,000
- EPC Rating - B

ACCOMMODATION FEATURES

- Bright entrance hall with useful storage
- Spacious living room with excellent natural light
- Open-plan family, dining, and kitchen space
- Contemporary fitted kitchen with integrated appliances
- Integrated appliances include gas hob, double oven, fridge/freezer & dishwasher
- Separate utility room with garden access
- Ground-floor WC
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further versatile double bedrooms
- Stylish family bathroom with separate shower and bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- Family-friendly residential setting
- Large south-facing enclosed rear garden with lawn and planting beds
- Private monoblock driveway
- Integral single garage



6 Stevenson Walk

A BRIGHT

& welcoming entrance hall

A bright and inviting hall introduces the home's fresh contemporary aesthetic, pairing soft neutral décor with warm wood-inspired flooring. Practical storage is incorporated within the hall, while a stylish WC adds everyday convenience for residents and guests alike.



ELEGANT

Spaces for relaxation and entertaining



The generous living room provides a comfortable retreat for quieter moments, featuring elegant proportions, excellent natural light, and a calm, sophisticated finish. To the rear, a superb open-plan family and dining area forms the social heart of the home. French doors open directly to the garden, encouraging effortless indoor-outdoor living and creating a wonderful setting for entertaining or relaxed everyday life.





THE KITCHEN



Contemporary dining kitchen and utility room

Open to the dining and family area, the stylish kitchen has been thoughtfully designed for both practicality and visual appeal. Sleek cabinets in a muted blue-grey tone are paired with warm wood-effect worktops and matching splashbacks, creating a contemporary yet welcoming look. Integrated appliances are neatly incorporated, while generous storage and preparation space ensure the kitchen performs as beautifully as it looks. A separate utility room offers additional storage, laundry facilities and an external door to the garden.

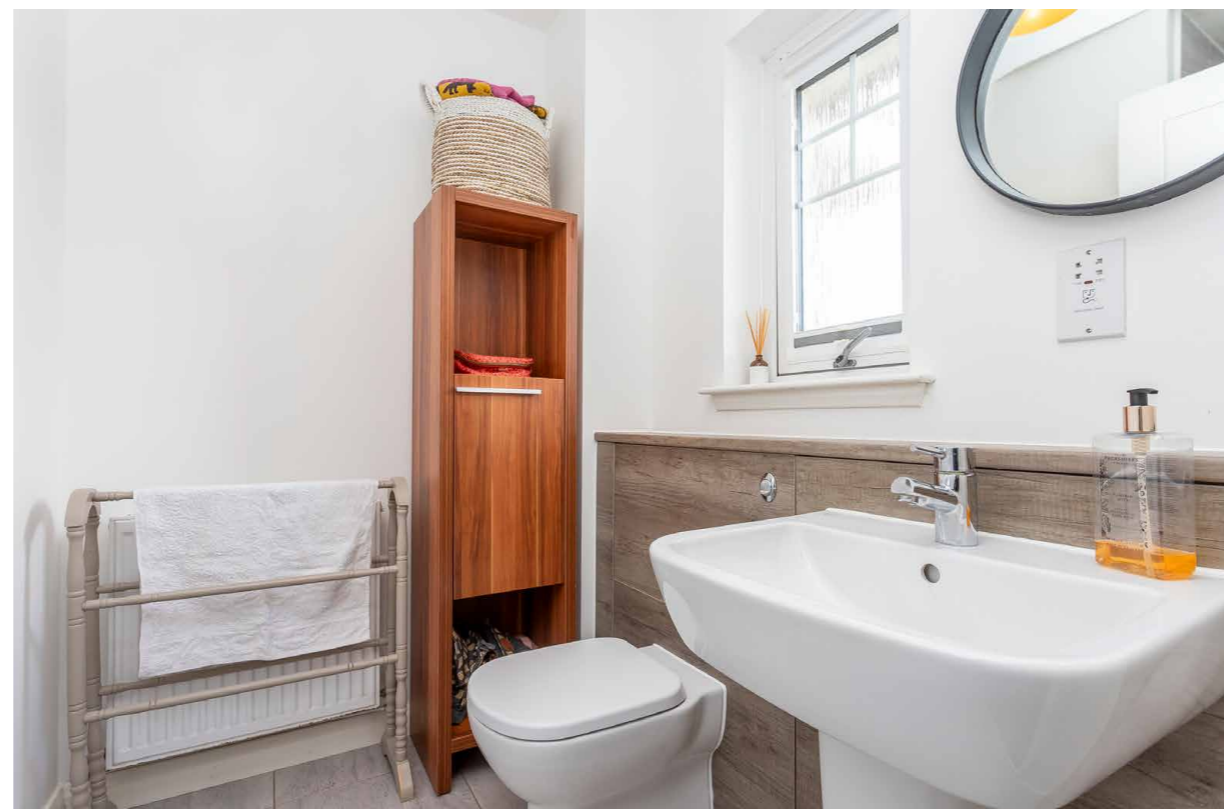




PRINCIPAL SUITE

Enjoying a peaceful position

The principal bedroom enjoys a peaceful position overlooking the front of the property. Generously proportioned and attractively decorated, it benefits from excellent built-in wardrobe storage and a modern en-suite shower room finished in a contemporary style, creating a private and comfortable retreat.

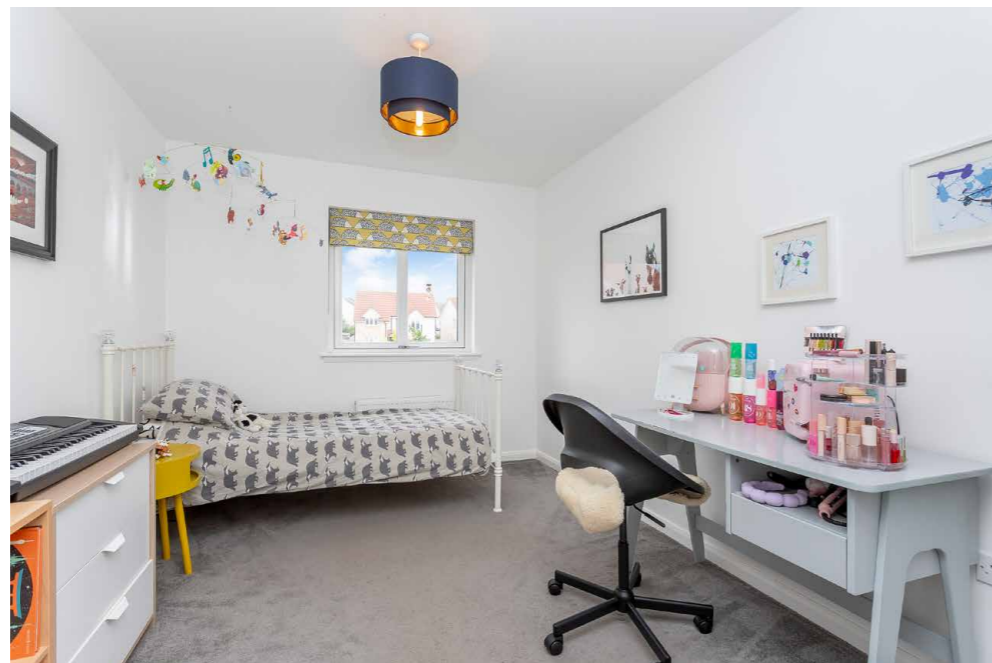






FLEXIBLE ACCOMMODATION

*for family
and guests*



Three further double bedrooms provide excellent versatility for growing families, visiting guests, or home working requirements. Built-in storage enhances practicality, while the spacious landing contributes to the airy feel of the upper floor.

MODERN



Bathrooms and everyday convenience

Alongside the en-suite shower room, the home benefits from a stylish family bathroom featuring a bath and a separate shower enclosure. The ground-floor WC adds further convenience, ensuring the property is exceptionally well equipped for modern family living.

GARDENS

& PARKING

Enclosed gardens for outdoor enjoyment

The south-facing rear garden offers a secure and private environment ideal for families, children, and entertaining. Predominantly laid to lawn, the space is framed by established planting beds and attractive shrubbery, creating year-round interest and colour. With ample room for outdoor dining, play,

and relaxation, it provides a wonderful extension of the living accommodation. A private monoblock driveway provides off-street parking and leads to the integral garage, offering additional parking, storage, or workshop potential. Together, they provide excellent practicality for busy family life.







NORTH BERWICK

One of Scotland's most desirable seaside resorts

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.



SCHOOLS

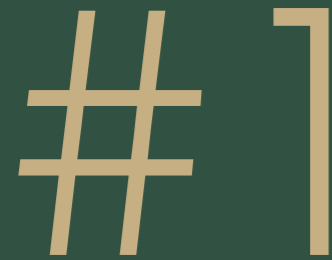
State: Law Primary School, top-ranking North Berwick High School
Independent: Loretto School, Musselburgh, and prestigious Edinburgh institutions

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



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

PARKS

Beautiful sandy beaches, public recreation parks, the John Muir Way, and Berwick Law

FOOD & DRINK

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



— *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.

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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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— *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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