

48 ST. BALDREDS ROAD

North Berwick, East Lothian EH39 4PU



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North Berwick ranks among Scotland's most sought-after coastal towns



Welcome to 48 ST. BALDREDS ROAD

Set on a sought-after residential street in coastal North Berwick, this impressive five-bedroom semi-detached upper villa combines handsome period character with bright, contemporary interiors and a generous, flexible layout ideally suited to modern family living. The accommodation includes two spacious reception rooms, a well-appointed breakfasting kitchen, a study/sixth bedroom, and three bath/shower rooms (including an en-suite), plus a useful utility/WC. The property is complemented by beautifully maintained private gardens, all within a short walk of the town centre, beach, and excellent local amenities.



STYLISH FAMILY HOME

This substantial semi-detached villa offers an exceptional balance of period charm and modern comfort, just a short stroll from the beach, town centre, and train station. The area is renowned for its excellent schooling, including North Berwick High School, and provides swift rail links to Edinburgh, making it ideal for families and commuters alike. The home's versatile layout spans two levels, offering five bedrooms, generous reception space, and beautifully landscaped gardens.



Enjoying a prime position on one of North Berwick's most desirable streets

GENERAL FEATURES

Impressive five-bedroom semi-detached upper villa in sought-after North Berwick Prime coastal setting within walking distance of the beach and town centre
Beautifully presented interiors blending traditional charm with modern finishes
Spacious, flexible accommodation over two levels
Ideal family home with versatile living and working spaces
Excellent local schooling, including North Berwick High School
Convenient rail links to Edinburgh and easy access to the A1
EPC Rating - D | Council Tax band - E

ACCOMMODATION FEATURES

Welcoming entrance hall with elegant panelling and wood flooring
Bright and spacious living room with bay window and feature fireplace
Versatile second reception room ideal as a dining room, family room, or additional bedroom
Contemporary breakfasting kitchen with sleek handleless units and quality worktops
Statement range cooker with stylish splashback and ample storage
Separate utility/WC providing added practicality
Five well-proportioned bedrooms offering flexible accommodation
Principal bedroom with fitted storage, en-suite shower room, and private balcony access
Additional bedrooms suitable for family, guests, or home working
Sixth bedroom/home office
Modern family bathroom with freestanding bath and separate shower enclosure
Additional shower room serving second floor
Gas central heating and full double glazing

EXTERIOR FEATURES

Generous, well-maintained private garden with lawn and mature planting
Patio seating area ideal for outdoor dining and entertaining
Enclosed garden providing a safe space for children and pets
Detached shed offering excellent external storage
Unregulated on-street parking on surrounding roads

PROPERTY NAME

48 St. Baldreds Road

LOCATION

North Berwick, EH39 4PU

● GROUND-FLOOR

● SECOND-FLOOR

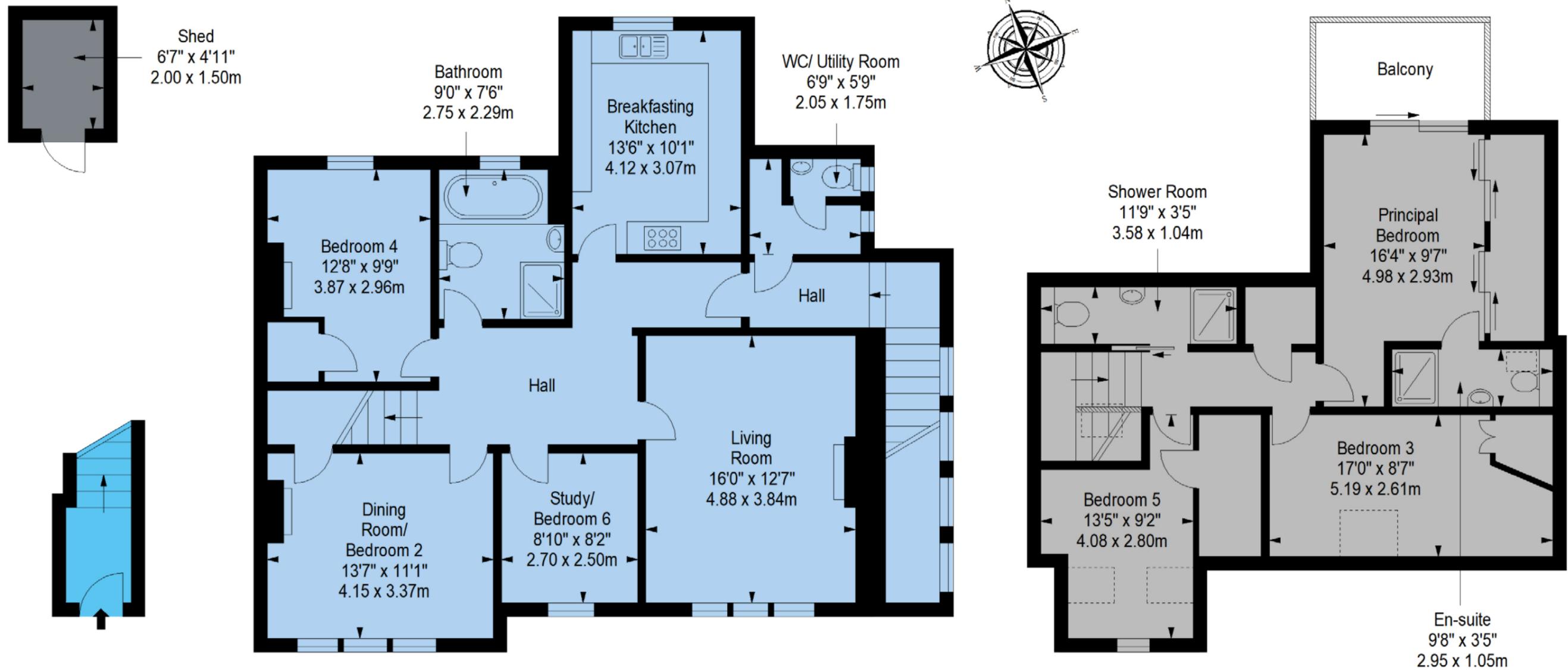
● FIRST-FLOOR

● SHED

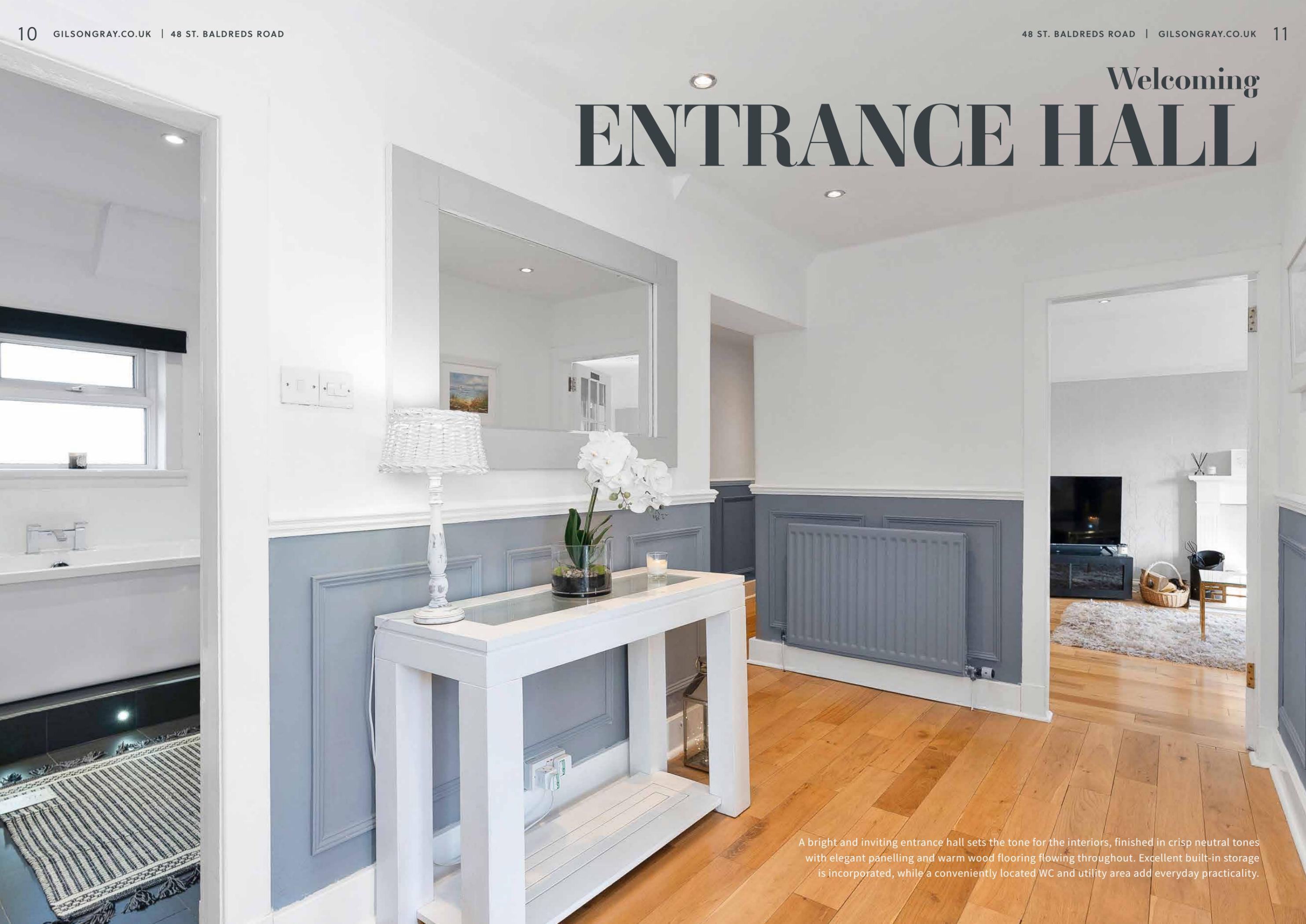
APPROXIMATE TOTAL AREA:

173.2 sq. metres (1864.4 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Welcoming ENTRANCE HALL



A bright and inviting entrance hall sets the tone for the interiors, finished in crisp neutral tones with elegant panelling and warm wood flooring flowing throughout. Excellent built-in storage is incorporated, while a conveniently located WC and utility area add everyday practicality.

Bright spaces FOR RELAXATION AND DINING



The home boasts two beautifully proportioned reception rooms, each enjoying abundant natural light. The principal living room is particularly impressive, with a large bay window and an active feature fireplace creating a warm focal point. A second reception room also has a feature fireplace and offers excellent flexibility as a formal dining room, family room, or additional bedroom if required.





Contemporary
KITCHEN



The stylish breakfasting kitchen is finished to a high standard, featuring sleek handleless cabinets, generous worktop space, and integrated appliances. A striking range cooker with statement splashback forms the centrepiece, while ample storage and workspace cater perfectly to modern family life.



**Separate
utility/WC
providing
added
practicality**

Five well-proportioned BEDROOMS



Four bedrooms provide excellent versatility, all attractively presented and well-proportioned. These rooms can easily accommodate family living, guest space, or home working, with one currently utilised as a study.





The layout offers flexibility to suit a range of lifestyle needs and provides outstanding storage.



PEACEFUL PRINCIPAL SUITE

with private balcony



"... a private balcony overlooking the garden and with views over the town to the Firth of Forth beyond."



The principal bedroom is a serene retreat, enjoying a bright outlook and direct access to a private balcony overlooking the garden and with views over the town to the Firth of Forth beyond. This generous room benefits from excellent built-in storage and a contemporary en-suite shower room, creating a comfortable and private sanctuary.

Stylish

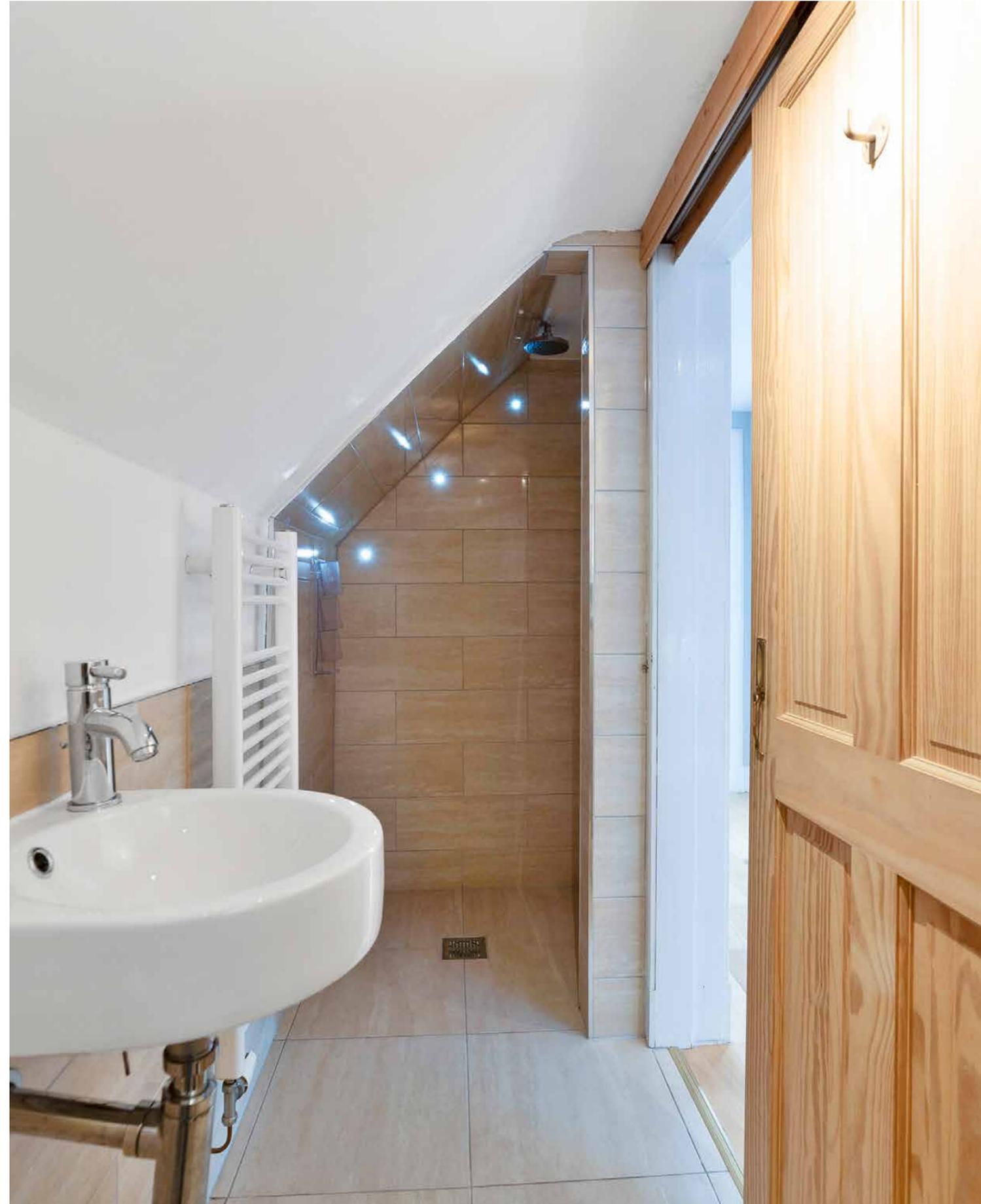
BATHROOMS



Modern bathrooms and practical additions



In addition to the en-suite, the home features a modern family bathroom complete with a freestanding double-ended bath and separate shower enclosure, finished with sleek tiling and quality fittings. A further shower room serves the upper accommodation, while the ground-floor WC and utility add everyday convenience.



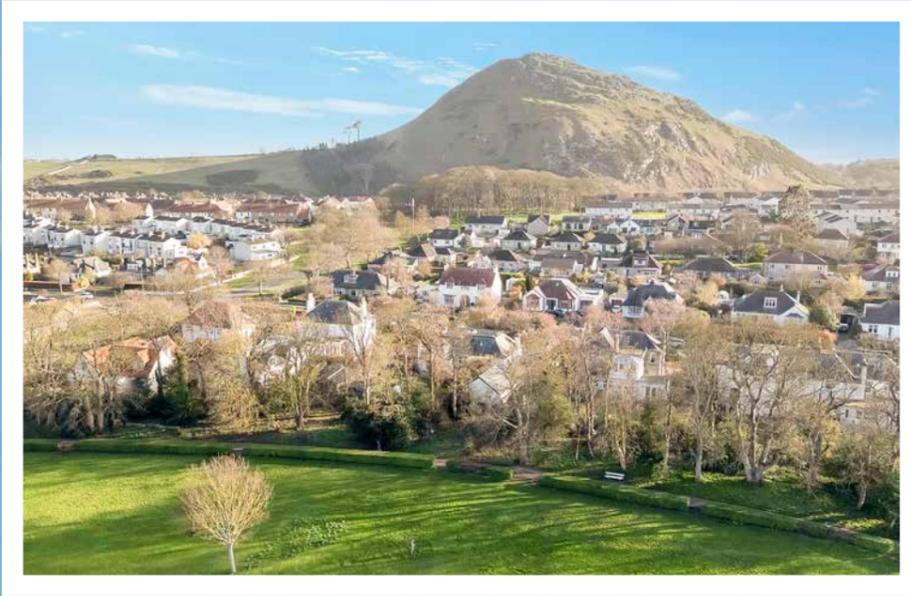
PRIVATE GARDENS

with seating areas and outbuildings



The property is complemented by beautifully maintained gardens, featuring a generous lawn, mature planting, and a charming patio area ideal for outdoor dining and entertaining. A detached shed provides useful external storage, and the enclosed setting offers a safe and private environment. On-street parking is unregulated on surrounding streets.

NORTH BERWICK



"The Best Place to Live..."

North Berwick ranks among Scotland's most sought-after coastal towns, recently recognised as The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). Its shoreline forms a notable section of the John Muir Way, offering spectacular scenery in both directions, from expansive sandy beaches to the dramatic volcanic Bass Rock. Boat trips provide a unique opportunity to experience its remarkable wildlife at close quarters. The vibrant town centre hosts an excellent range of independent retailers, including boutiques and galleries, alongside a family-run butcher, a delicatessen focused on local produce, an independent wine merchant, grocers, bakers, banks, coffee shops, restaurants, florists, and chemists. Culinary offerings are equally impressive, spanning from an award-winning seafood restaurant to a highly regarded fish and chip takeaway,

with two large supermarkets adding everyday convenience. The area is ideal for those who enjoy an active lifestyle, with beautiful walking and cycling routes, as well as a well-equipped sports centre offering a swimming pool, gym, and fitness classes. Golfers are particularly well catered for, with several exceptional courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also celebrated for its highly regarded schooling, with North Berwick High School consistently ranking on national league tables, and Law Primary School conveniently located adjacent, forming a well-established education hub. For those commuting, the town benefits from a railway station providing regular direct links to Edinburgh in just over 30 minutes, complemented by frequent bus services to the capital.





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