



# Greenwood, 5 Glenorchy Road

NORTH BERWICK, EH39 4PE

Property  
**PARIS STEELE**

01620 497497 | [parissteele.com](https://parissteele.com)



## PROPERTY DESCRIPTION

A fine detached house set within established private gardens in one of North Berwick's most sought-after residential streets. Offering generously scaled accommodation over two floors, the property combines character and charm with the space and flexibility demanded by contemporary family life.

The front door opens into a welcoming entrance foyer leading to the principal hall, which connects the reception rooms with ease. The sitting room is an elegant space enjoying an open outlook to the rear garden through glazed doors, centred upon a marble fireplace with wood-burning stove.

A separate dining area flows naturally towards the kitchen, which is fitted with cream cabinetry, gas hob, double oven and dishwasher, with a pleasant garden outlook.

The two ground floor double bedrooms are spacious and light-filled. One looking to the front garden, and the other to the rear. A rear entry hall, utility room and ground floor bathroom and WC complete the lower accommodation.



An internal staircase rises to a striking and expansive vaulted family room, bright with Velux roof lights and ideal as a playroom, studio or home office. The principal bedroom suite is a generous, light-filled double room with vaulted ceiling and Velux windows, served by a contemporary en suite shower room with vanity unit, WC and heated towel rail.

There is potential to create a fourth bedroom on this floor with a partition wall - creating further living space and room for family or guests. The expansive grounds offer great potential for development. Subject to required consents from the local authority.

Externally, the gardens are a defining feature - cultivated with considerable care over many years. The rear garden offers sweeping lawns, meandering stone paths, flowering borders of rhododendrons, roses and ornamental cherry trees, a greenhouse and a generous stone-flagged terrace ideal for outdoor entertaining. Tall hedging and mature trees ensure complete privacy. The front provides extensive gravelled parking and a single garage.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated oven, eye-level grill, gas hob, extractor fan and free-standing dishwasher will be included in the sale.



## PROPERTY FEATURES

- Three bedroom detached home
- Dual-aspect living and dining room
- Well-equipped kitchen with rear garden access
- Three double bedrooms, one with en-suite
- Family Room
- Family bathroom
- Garage and Utility
- Double glazing
- Gas central heating
- Driveway
- EPC - D
- Council tax band - G
- Tenure - Freehold

## NORTH BERWICK

Consistently voted one of the best places to live in the UK and Scotland, 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 cafès 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 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.





## PARIS STEELE

Thinking of selling your existing property?

Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com

**PARIS STEELE** Property

**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](http://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](mailto: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.



**PARIS STEELE**

**Total: 2089 sq. Ft, 194 m2**  
 Ground Floor: 1547 sq. Ft, 144 M2, First Floor: 542 sq. Ft, 50 m2  
 Excluded Areas: Fireplace: 9 sq. Ft, 1 M2, Low Ceiling: 153 sq. Ft, 15 M2, Walls: 168 sq. Ft, 15 m2

Measurements Deemed Highly Reliable. Not Guaranteed.



ēspc rightmove

zoopla in X Instagram Facebook