



17 Fidra Road

NORTH BERWICK, EH39 4NF

Property
PARIS STEELE

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PROPERTY DESCRIPTION

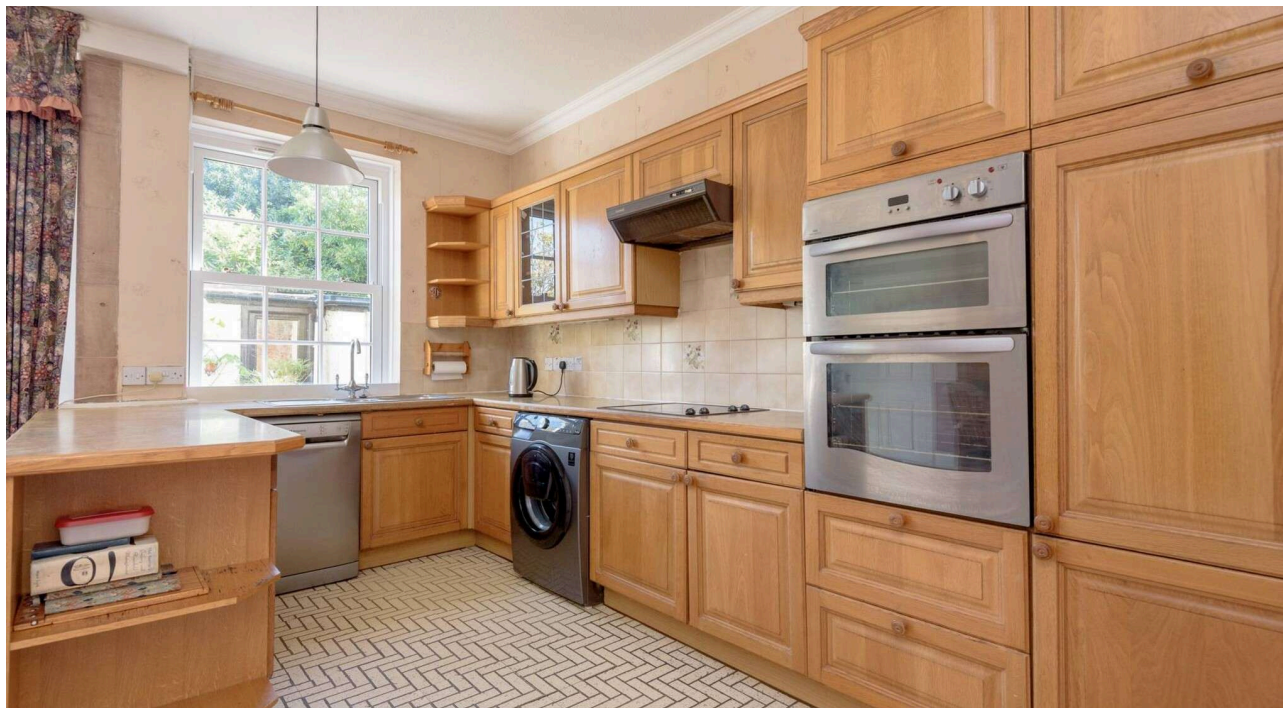
Peacefully nestled behind gates and a stone wall in one of North Berwick's most sought-after streets, this three-bedroom detached former coach house with a beautiful enclosed garden, which would now benefit from modernisation, presents a rare opportunity.

From the hallway equipped with built-in storage, an east-facing sitting room awaits decorated in soft neutrals and with carpeting, a living flame fireplace and a walk-in cupboard with its own window. Boasting sliding doors opening to the garden and alfresco area it is a most inviting retreat for day-to-day living, relaxing and entertaining. Directly opposite, the light-filled east-facing dining kitchen also opens to the garden and with its generous layout is very much at the heart of the home.

Wood-effect wall and floor units are complemented by ample worktop space, a tiled splashback, and an integrated eye-level grill, oven, hob and extractor hood. There is also a large walk-in cupboard which houses the free-standing tumble dryer and freezer. A guest WC completes the ground floor.

From the first floor hallway equipped with a built-in, fully shelved linen cupboard, each of the three east-facing double bedrooms is tastefully decorated, bright, and spacious with a tranquil garden aspect with the second bedroom benefiting from a large built-in wardrobe. Each share access to a sleek contemporary bathroom with a hidden cistern WC, washbasin built into vanity, a shower





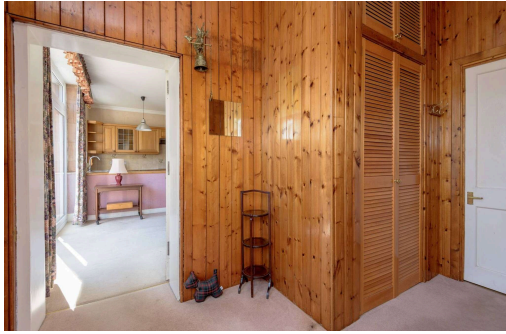
Outside, the delightful east-facing garden provides a private and peaceful sanctuary. Predominantly laid to lawn, it is enhanced by colourful flowering borders, mature trees, ornamental hedging, and a charming alfresco dining area.

A versatile sunroom and separate workshop further enhance its appeal. The gated driveway offers generous off-street parking, completing this appealing home in a highly sought-after location.

FIXTURES & FITTINGS

All fitted floor coverings, curtains, integrated eye-level grill, oven, hob, extractor hood, free-standing washing machine, tumble dryer and freezer will be included in the sale.





PROPERTY FEATURES

- ❑ Three-bedroom detached home
- ❑ East-facing sitting room
- ❑ East-facing dining kitchen
- ❑ Three double bedrooms
- ❑ Bathroom and WC
- ❑ Enclosed east-facing garden
- ❑ Sunroom and workshop
- ❑ Gated driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - D
- ❑ Council tax band - F
- ❑ Conservation area
- ❑ Tenure - Freehold

NORTH BERWICK

Voted by The Sunday Times as the best place to live in the UK, 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 cafés 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.





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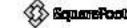
Let's Talk

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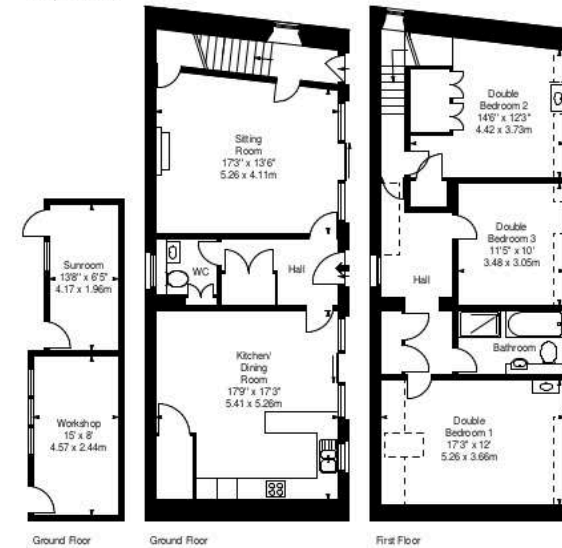
property@parissteele.com

Property
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North Berwick,
East Lothian, EH39 4NF



Approx. Gross Internal Area
1506 Sq Ft - 139.91 Sq M
Out Building
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M
For identification only. Not to scale.
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Please Note:

- 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.
- The Home Report and more information for this property is available from www.parissteele.com
- 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 or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
- 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.

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