

Sea Breezes

HEUGH BRAE, NORTH BERWICK
EAST LoTHIAN EH39 5NW



An idyllic setting

ON THE EDGE OF NORTH BERWICK

Occupying a wonderfully private position on the semi-rural edge of North Berwick, Sea Breezes is an outstanding five-bedroom detached home with approximately 3,100 sq ft of beautifully presented and exceptionally versatile accommodation. Four reception rooms, a conservatory, a quality kitchen/breakfast room, four bath/shower rooms, and bedrooms on both

levels create a superb family residence, while mature wraparound gardens and a long private driveway enhance the sense of seclusion. Its elevated outlook is truly spectacular, sweeping across the Firth of Forth and its islands, towards Tantallon Castle and North Berwick Law, and over the East Lothian countryside.



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Four flexible beautifully proportioned reception rooms and a conservatory offer exceptional flexibility for family life, entertaining, home working, and relaxation

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Quality kitchen/breakfast room with a central island, Smeg appliances, American-style fridge-freezer, and Quooker tap, as well as a separate utility room with AEG laundry appliances

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Five bedrooms and a study are arranged across two levels with each room offering its own distinctive outlook onto the surrounding landscape

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In addition to the two en-suite shower rooms, the house has a ground-floor shower room and a first-floor family bathroom

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One of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way

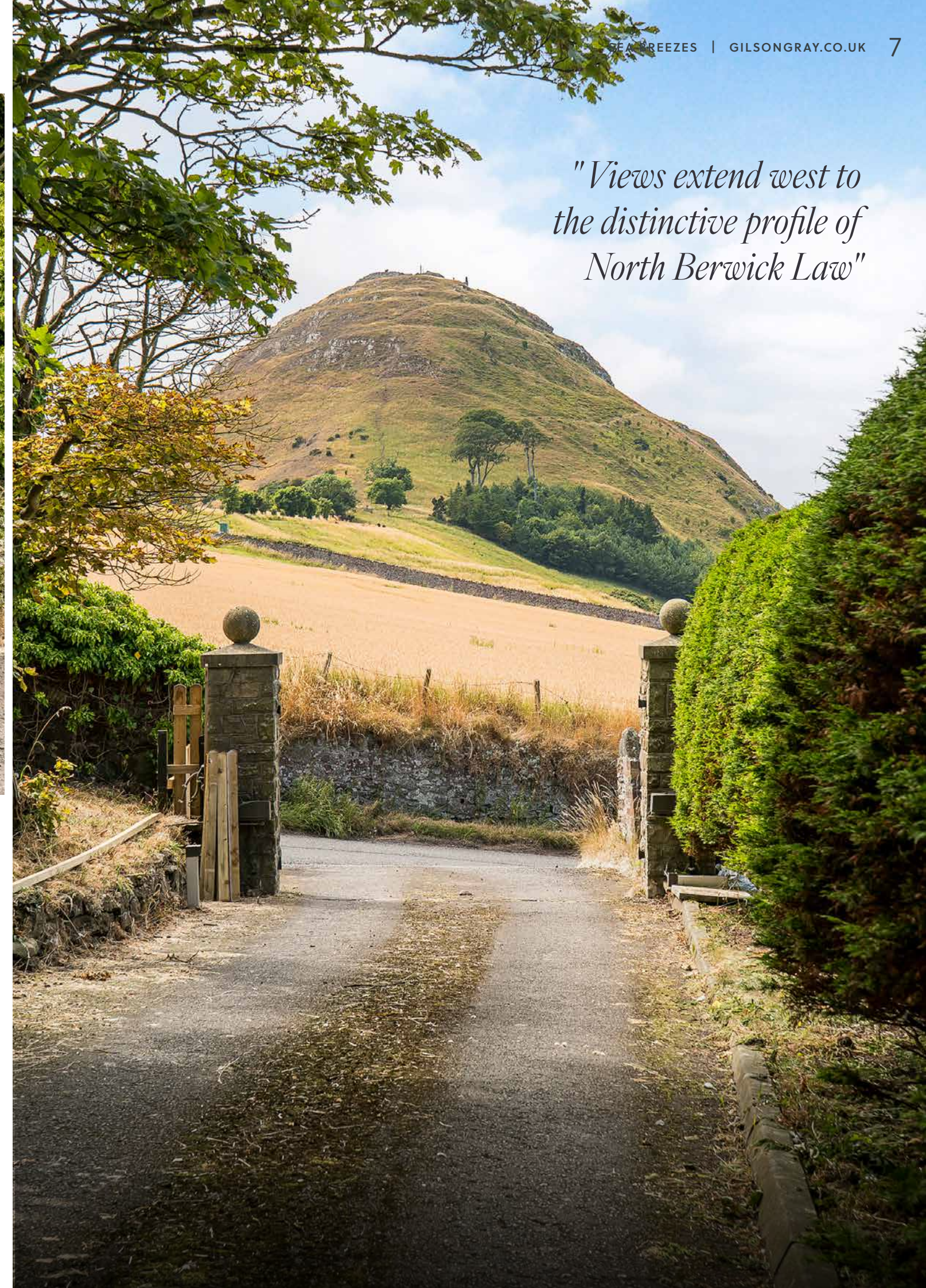




WELCOME TO Sea Breezes

The position is every bit as special as the accommodation. Views extend north and east across the Firth of Forth and its islands, towards historic Tantallon Castle and the distant landscape around St Abbs Head, west to the distinctive profile of North Berwick Law, and south across an open patchwork of farmland.

*"Views extend west to
the distinctive profile of
North Berwick Law"*



Despite its peaceful, almost rural atmosphere, the property lies within easy reach of North Berwick's thriving town centre, railway station, beautiful beaches, golf courses, and excellent choice of independent shops, cafés, and restaurants. Families benefit from access to respected local schooling, while rail services connect North Berwick with Edinburgh in around 30 minutes. The coast, surrounding countryside, and John Muir Way offer endless opportunities for walking, cycling, and outdoor pursuits.

GENERAL FEATURES

- Outstanding five-bedroom detached family home
- Private semi-rural setting on North Berwick's edge
- Approximately 3,100 sq ft of versatile accommodation
- Spectacular sea, island, landmark, and countryside views
- Easy reach of North Berwick's amenities and railway station
- EPC Rating - C | Council Tax Band - G

ACCOMMODATION FEATURES

- Impressive reception hall with walnut flooring
- Four flexible reception rooms plus a conservatory
- Living room with wood-burning stove and bespoke shelving
- Quality kitchen/breakfast room with a central island
- Smeg appliances, American-style fridge-freezer, and Quooker tap
- Separate utility room with AEG laundry appliances
- Five bedrooms arranged across two levels
- Separate first-floor study with roof windows
- Two en-suite bedrooms plus two further bath/shower rooms
- Flexible ground-floor accommodation for guests or multigenerational living
- Characterful upper floor with extensive storage and panoramic views

EXTERNAL FEATURES

- Extensive mature wraparound gardens
- Lawns, colourful planting, and established trees
- Sandstone-block patio for outdoor dining
- Several useful garden stores
- Long private driveway with ample parking

Outstanding

FIVE-BEDROOM DETACHED FAMILY HOME



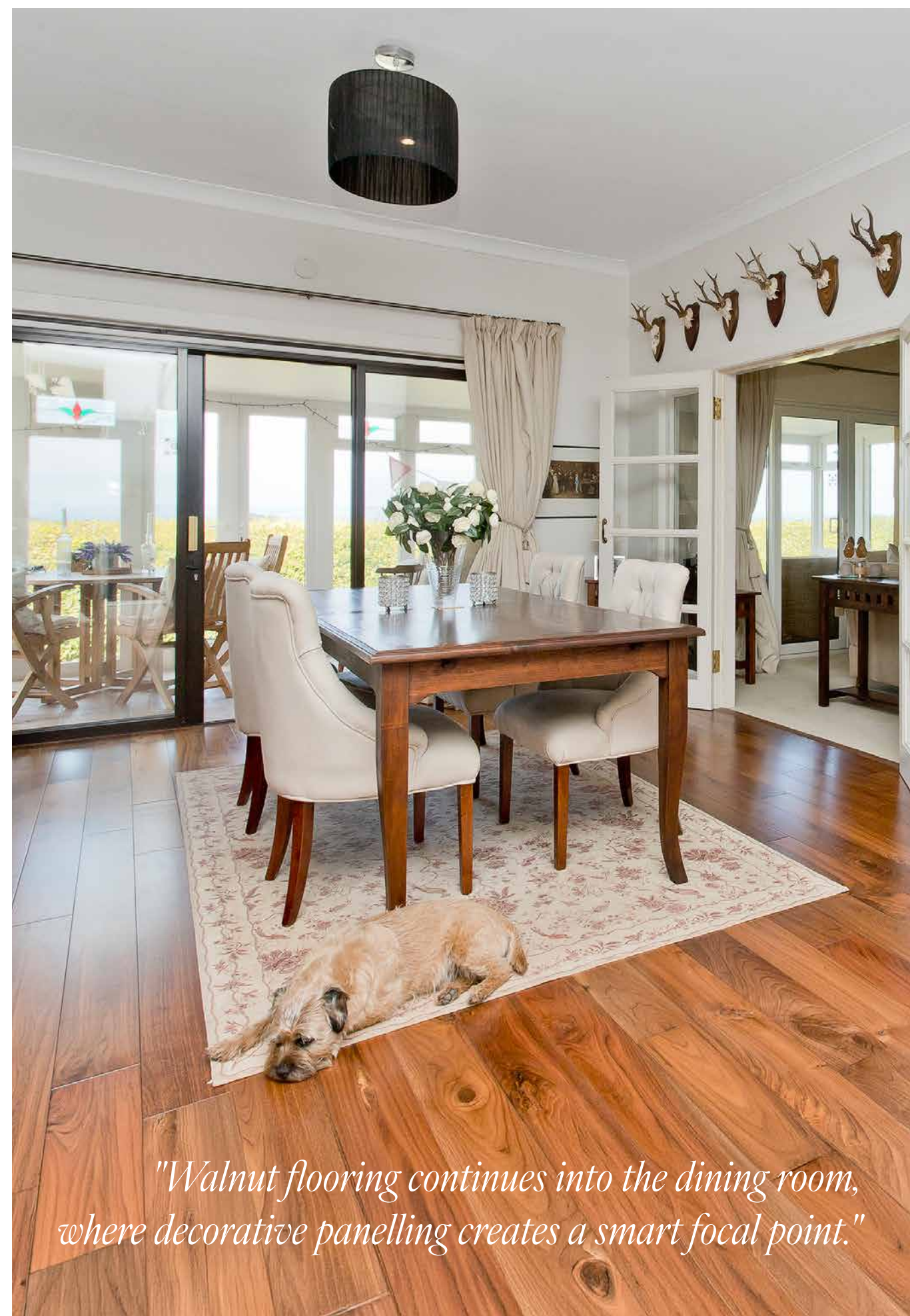
The hall forms an attractive central point from which to access principal ground-floor rooms, with its generous proportions reinforcing the scale of the house from the moment of arrival.

IMPRESSIVE &
welcoming
entrance

VERSATILE reception spaces



The elegant living room is arranged around a wood-burning stove set into a handsome fireplace, flanked by bespoke recessed shelving. French doors connect it to the conservatory, and a further glazed opening links with the formal dining room, allowing the spaces to flow naturally when entertaining.



"Walnut flooring continues into the dining room, where decorative panelling creates a smart focal point."

Conservatory

WITH REMARKABLE VIEWS



The dining room also opens into the conservatory, which spans the front of the house and frames remarkable coastal views through a broad wall of glazing. The conservatory provides another inviting place to sit or dine, with doors leading directly into the garden.





BRIGHT sunroom AND SEPARATE SNUG

A separate snug provides a cosy retreat, while the bright sunroom is ideal for relaxed family dining or quiet contemplation of the surrounding landscape. Together, these beautifully proportioned reception rooms offer exceptional flexibility for family life, entertaining, home working, and relaxation.



A BRIGHT SUNROOM FOR QUIET CONTEMPLATION





QUALITY kitchen

DESIGNED FOR FAMILY LIFE

"The spacious kitchen and breakfast room combines classic styling with excellent modern functionality"

Cream Shaker-style cabinets are paired with polished dark worktops, a large central island, and an undermounted sink with a Quooker boiling-water tap. Appliances include a Smeg gas range cooker, Smeg dishwasher, and LG American-style fridge-freezer, while the adjoining utility room houses AEG washing and tumble-drying machines.





"The kitchen flows into the sunroom, where direct garden access enhances this wonderfully sociable everyday setting"

Five bedrooms

ARRANGED OVER TWO LEVELS



"Extending to approximately 22 feet, the larger room is a particularly impressive retreat, finished with a panelled feature wall and enjoying windows on three sides"

Two bedrooms are positioned on the ground floor, including an exceptionally spacious triple-aspect suite with a private shower room. This arrangement is well suited to multigenerational living, visiting guests, or buyers seeking generous principal accommodation away from the remaining bedrooms.

The second ground-floor bedroom is another comfortable double and lies conveniently close to the separate shower room.



CHARACTERFUL upper floor

WITH EXTENSIVE STORAGE &
PANORAMIC VIEWS



The upper level was formed by a long-established attic conversion and retains an inviting under-the-eaves character, with coombed ceilings and roof windows capturing wonderful sea and countryside views. Three further double bedrooms and a separate study are arranged around a spacious landing with extensive built-in storage.



The en-suite bedroom has fitted storage and panoramic coastal outlooks, while the study is naturally lit and could easily become a sixth bedroom.





The remaining double bedrooms are equally appealing, with one enjoying a trio of dormer-style windows incorporating useful storage beneath and another illuminated by large roof windows.



"The upper floor consequently balances character and practicality, with each room offering its own distinctive outlook onto the surrounding landscape."



Excellent

BATHING AND PRACTICAL FACILITIES



"Two en-suite bedrooms plus two further bath/shower rooms"

In addition to the two en-suite shower rooms, the house has a ground-floor shower room and a first-floor family bathroom with a shower-over-bath. This thoughtful distribution of facilities comfortably serves family members and guests across both levels.



EXTENSIVE MATURE

wraparound gardens



Mature hedging and established trees shelter the extensive wraparound grounds, creating privacy while preserving the magnificent outlook. Lawned areas sit alongside colourful planting, gravelled sections, and a handsome sandstone-block patio for outdoor dining and entertaining. Several garden stores provide useful external storage. The long driveway offers ample private parking for multiple vehicles.

Private semi-rural setting



PROPERTY NAME

Sea Breezes

LOCATION

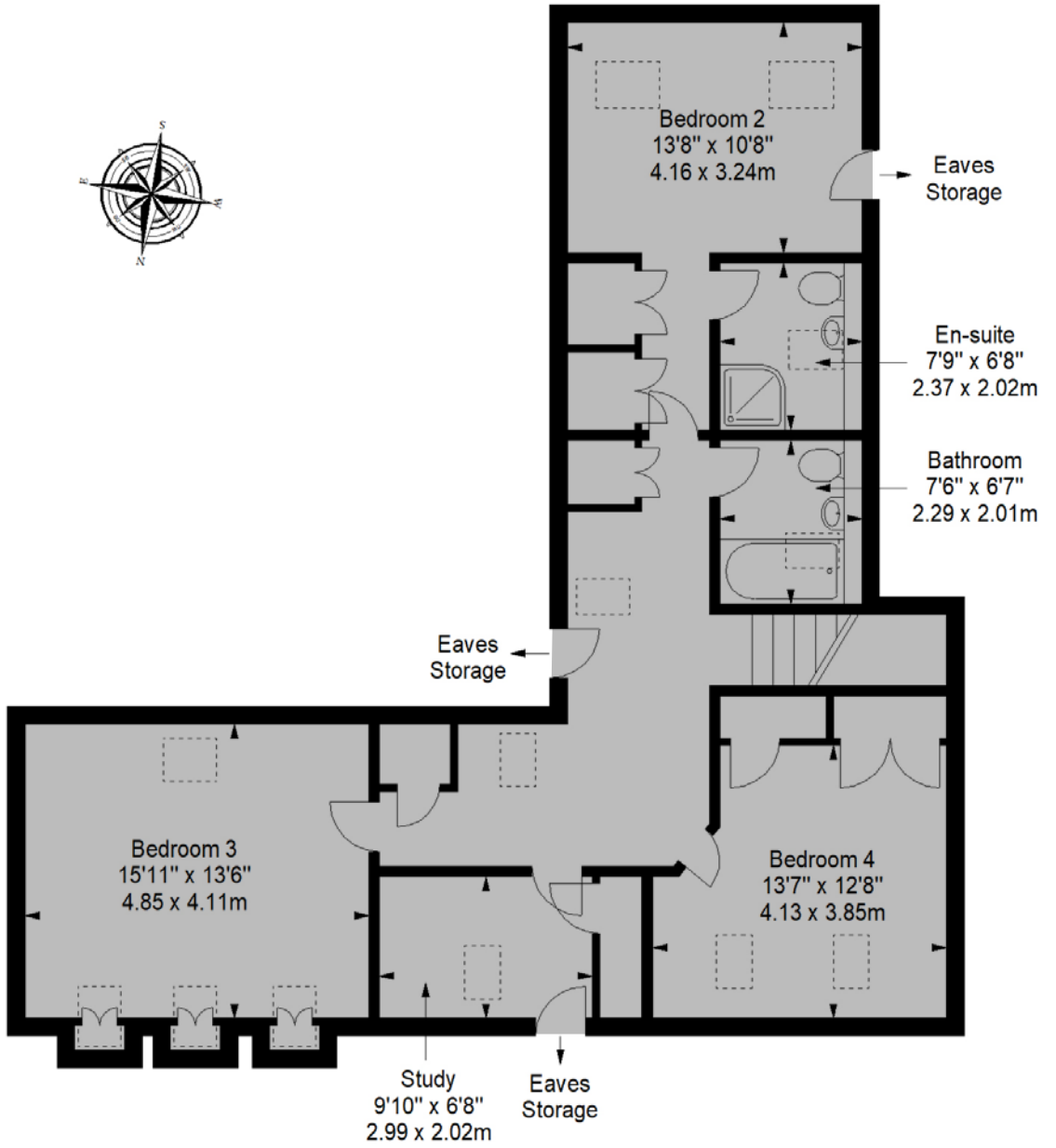
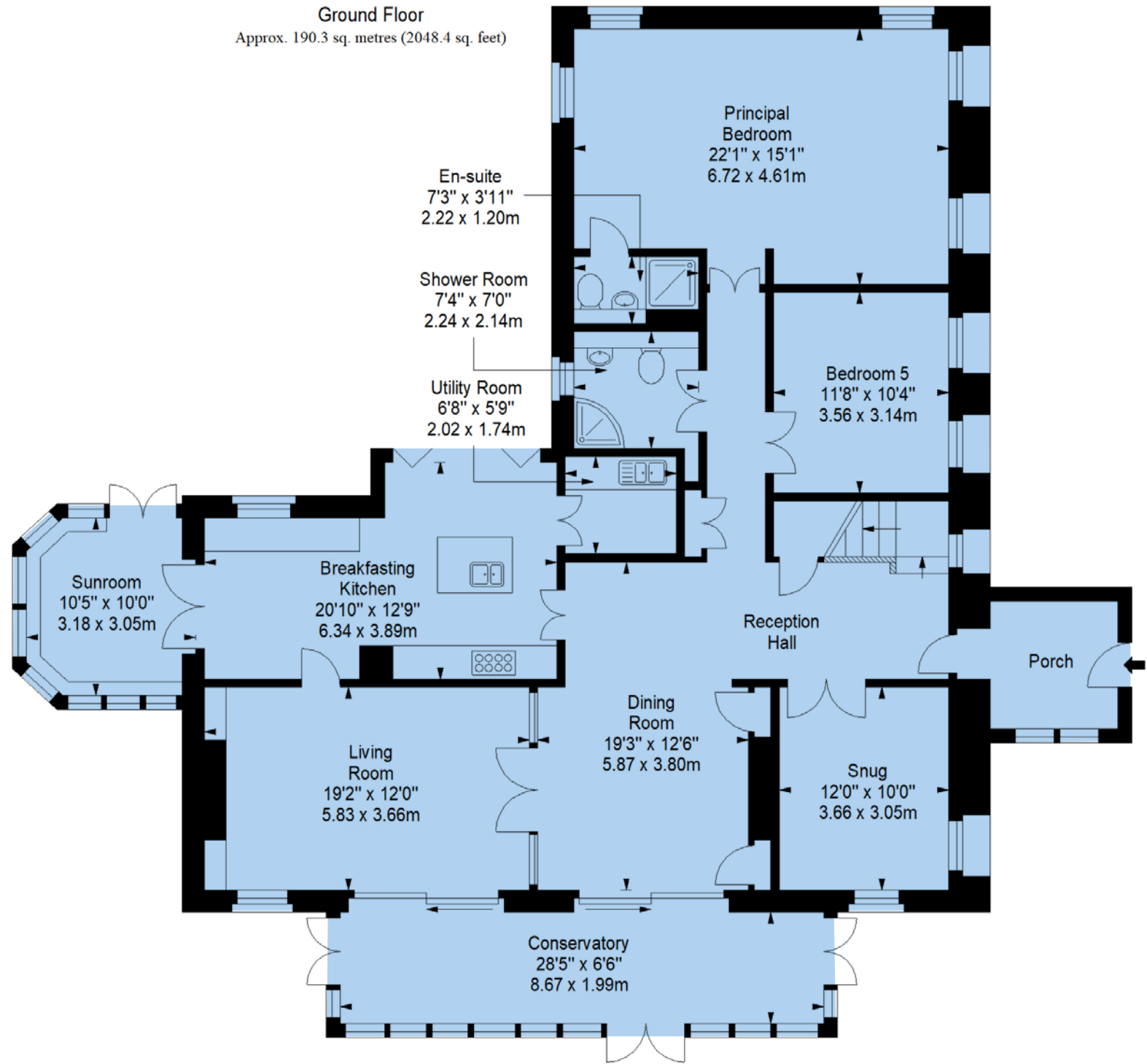
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GROUND-FLOOR FIRST-FLOOR

APPROXIMATE TOTAL AREA:

288.1 sq. metres (3101.2 sq. feet)

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



LOCAL AMENITIES Area Map



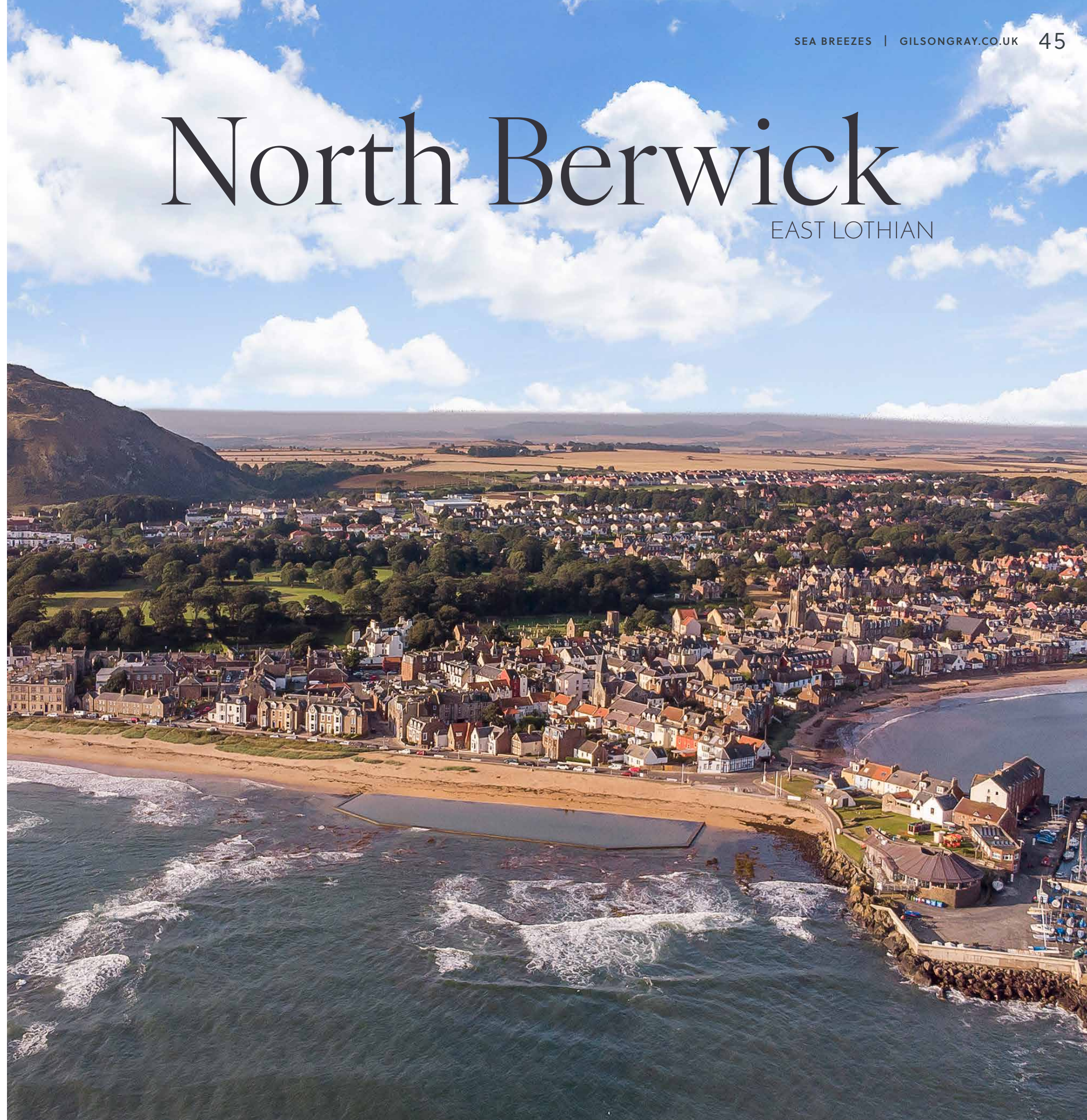


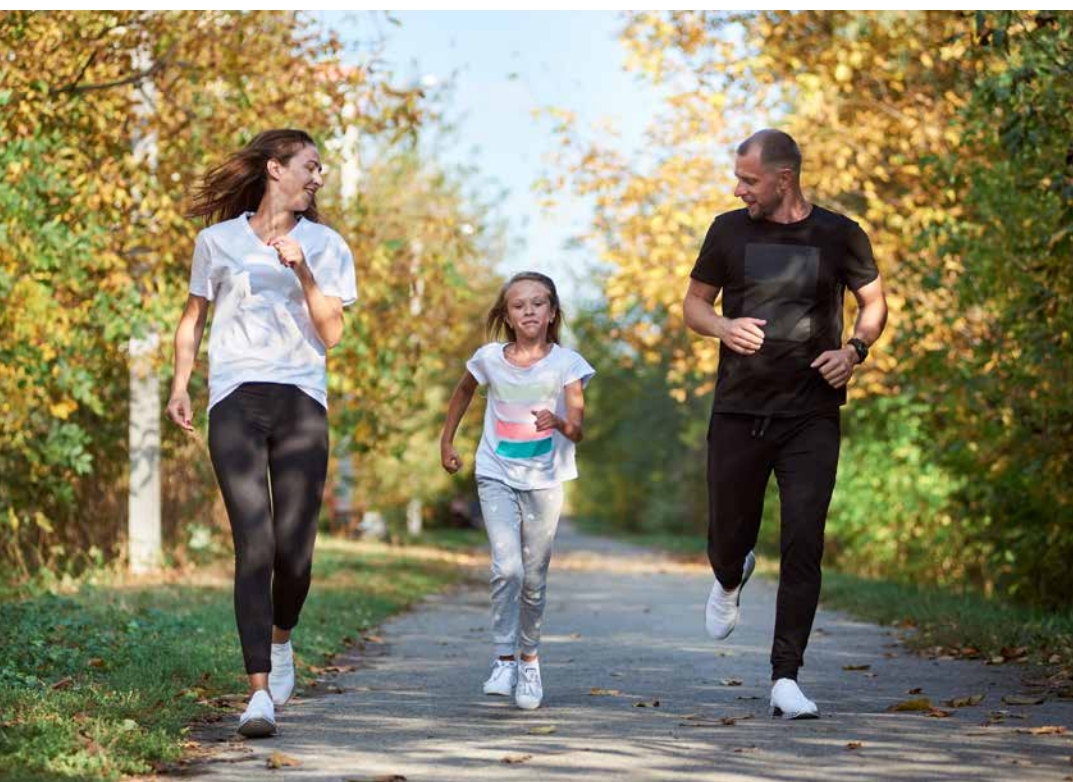
"One of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way"

North Berwick 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.

North Berwick

EAST LoTHIAN





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.



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