



# The Spinney 12a York Road

NORTH BERWICK, EH39 4LX

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Spanning over 1,900 sq. ft., this rarely available three-bedroom detached bungalow in North Berwick presents an exceptional opportunity.

Boasting beautiful gardens, captivating views across the Firth of Forth, and a deceptively spacious interior, this impressive home minutes from the beach, golf course, and high street, offers both charm and potential in a highly sought-after setting.

A light and airy carpeted hallway welcomes you inside and leads through to an elegant sitting room, where a spectacular outlook over the Firth of Forth creates a stunning focal point. A curved bay window floods the room with natural light, while plush

carpeting, a warm neutral décor, and a living flame fireplace set within a marble hearth combine to create a wonderfully inviting space. From here, you step into a west-facing conservatory, which opens directly onto the garden and enjoys a delightful outlook towards Craigleith Island. Beautifully positioned and well appointed, it provides a peaceful retreat to be enjoyed throughout the year.

Returning to the sitting room, glazed doors lead into the adjoining dining room. With south-east and west-facing aspects, this refined and light-filled space is perfectly suited to hosting memorable gatherings with family and friends.



Accessible from both the dining room and the hallway, the south-east-facing breakfasting kitchen is fitted with oak-effect wall and floor units, generous worktop space, and room for freestanding appliances, all centred around an enviable AGA. A convenient serving hatch connects the kitchen to the dining room, while a door provides direct access to the front entrance and garden.

Back off the hallway, the property's three double bedrooms each with built-in storage, are all generously proportioned and filled with natural light. Two of the rear-facing bedrooms enjoy wonderful views across the Firth of Forth, as well as over the gardens. A shower room and a bathroom, the latter now requiring modernisation, complete the internal accommodation.

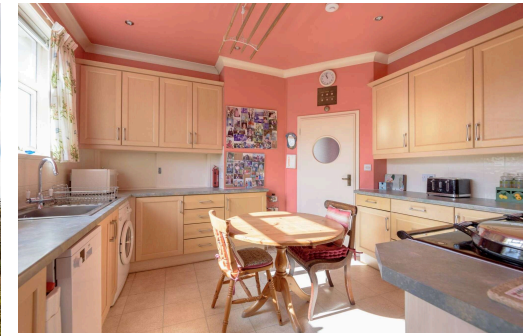
Externally, the gardens are meticulously maintained and feature a generous sloping lawn to the rear, framed by attractive flowering borders, mature hedging, established trees, and a charming pond. Enjoying an outstanding outlook and further enhanced by the addition of a summer house, this wonderful outdoor space offers a truly idyllic retreat.



To the front, the south-east-facing garden combines paving, a neat lawn, and well-established planting and hedging to create an attractive first impression. A detached double garage and driveway provide off-street parking.

## FIXTURES & FITTINGS

All floor coverings, curtains and blinds, AGA and freestanding appliances will be included in the sale



## PROPERTY FEATURES

- Three-bedroom detached bungalow
- Spacious sitting room with spectacular views
- West-facing conservatory opening to the garden
- Elegant dual-aspect dining room
- Breakfasting kitchen
- Three double bedrooms
- Shower room and bathroom
- Detached double garage and driveway
- Enclosed front and rear gardens
- Double glazing
- Gas central heating
- EPC - E
- Council tax band - G
- Tenure - Freehold

## NORTH BERWICK

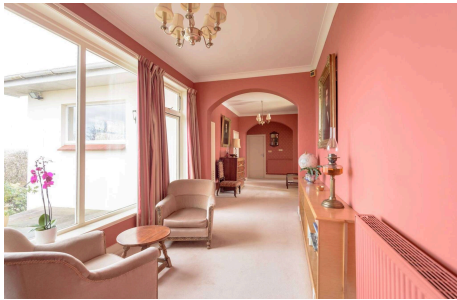
Consistently voted one of the best places to live in the UK and Scotland, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable 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 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.

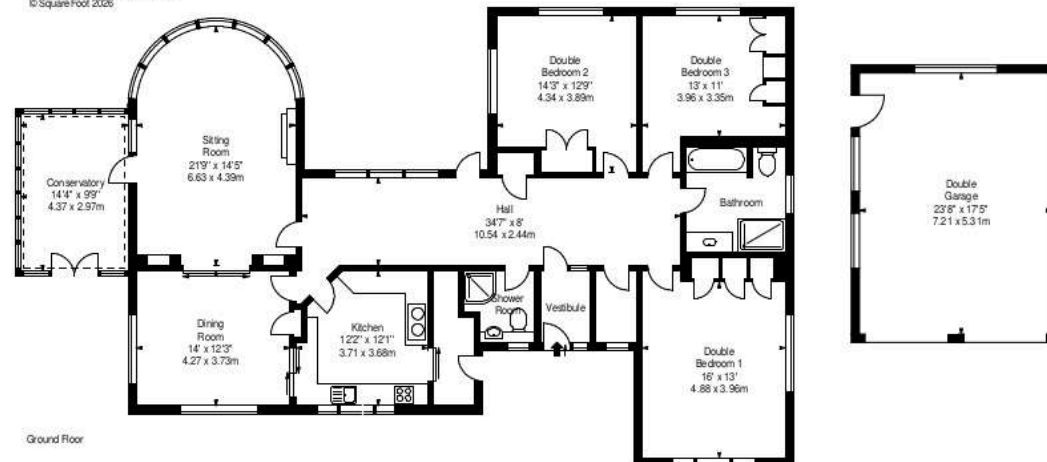
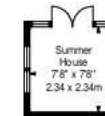




York Road,  
North Berwick,  
East Lothian, EH39 4LX



Approx. Gross Internal Area  
1911 Sq Ft - 177.53 Sq M  
Double Garage & Summer House  
Approx. Gross Internal Area  
476 Sq Ft - 44.22 Sq M  
For identification only. Not to scale.  
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