

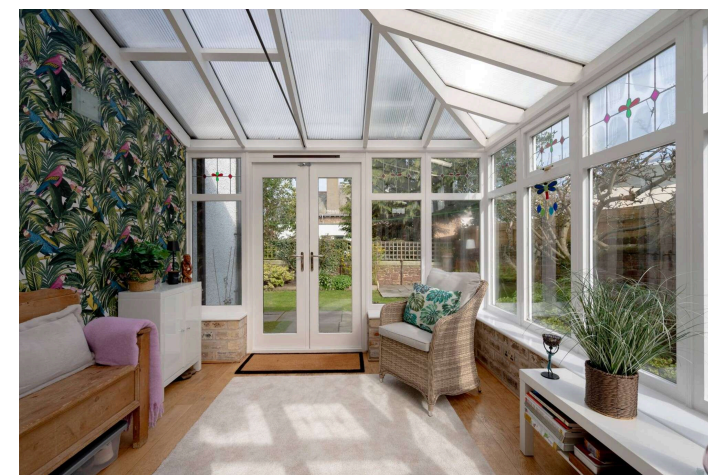


7 South Hamilton Road

NORTH BERWICK, EH39 4NJ

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Set within sought-after North Berwick, this impressive converted three-bedroom home is perfectly suited to modern family living. Combining stylish interiors with generous living space, an abundance of natural light, off-street parking and a private garden, it enjoys a peaceful yet highly convenient setting.

Passing a detached garage and covered car port, the front door opens into a light and airy hallway, setting the tone for the accommodation beyond. From here, open riser stairs lead down to the impressive dual-aspect sitting room. Beautifully presented, this generously proportioned space features handsome wooden flooring, a serene colour palette and an attractive feature fireplace, creating a warm and inviting atmosphere.

With ample room for relaxing and dining, it is perfectly suited to modern family life and entertaining. French doors open onto the south-east-facing garden, while access to the adjoining conservatory further enhances the sense of space and connection to the outdoors.

The stylish conservatory, also opening to the garden, enjoys a bright and welcoming ambience. Finished with wooden flooring and an elegant décor, it provides an ideal setting for year-round relaxation, dining or entertaining.



Ascending to the entrance hallway, the kitchen is designed in an appealing farmhouse style and fitted with white wall and floor units, wood-effect worktops and a striking dark green tiled splashback. Integrated appliances include a hob, oven and extractor hood.

On the first floor, and reached via a light-filled landing that also accommodates a versatile home office or snug, are three spacious double bedrooms. Each is bright and comfortable, with the principal bedroom enjoying a pleasant south-east-facing outlook over the garden. Completing the accommodation is a well-appointed family bathroom with a bath, wall-hung hidden cistern WC, washbasin, and shower enclosure.

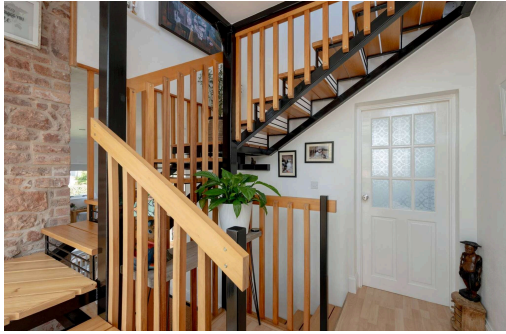
Externally, the enclosed garden offers a peaceful outdoor retreat, featuring a manicured lawn, paving, and borders. A substantial garden shed/office further enhances the versatility of this attractive outdoor space.



## FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, downstairs curtains, integrated double oven, hob, extractor fan will be included in the sale.

The washing machine, tumble drier and fridge-freezer can be included if required. Some furniture and the upstairs curtains may be available by separate negotiation.



## PROPERTY FEATURES

- Three-bedroom semi detached home
- Dual-aspect sitting room, garden access
- Conservatory
- Well-equipped and spacious kitchen
- Three double bedrooms
- Family bathroom
- Wrap-around enclosed garden
- Detached garage and covered car port
- Double glazing
- Gas central heating
- EPC - D
- Council tax band - D
- Conservation Area
- Tenure - Freehold

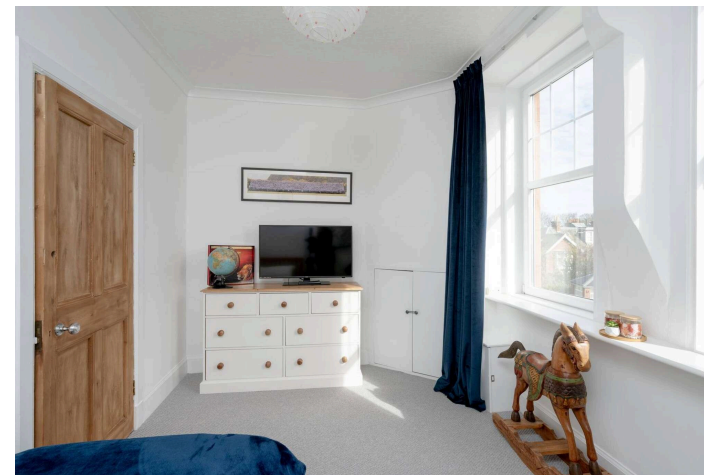
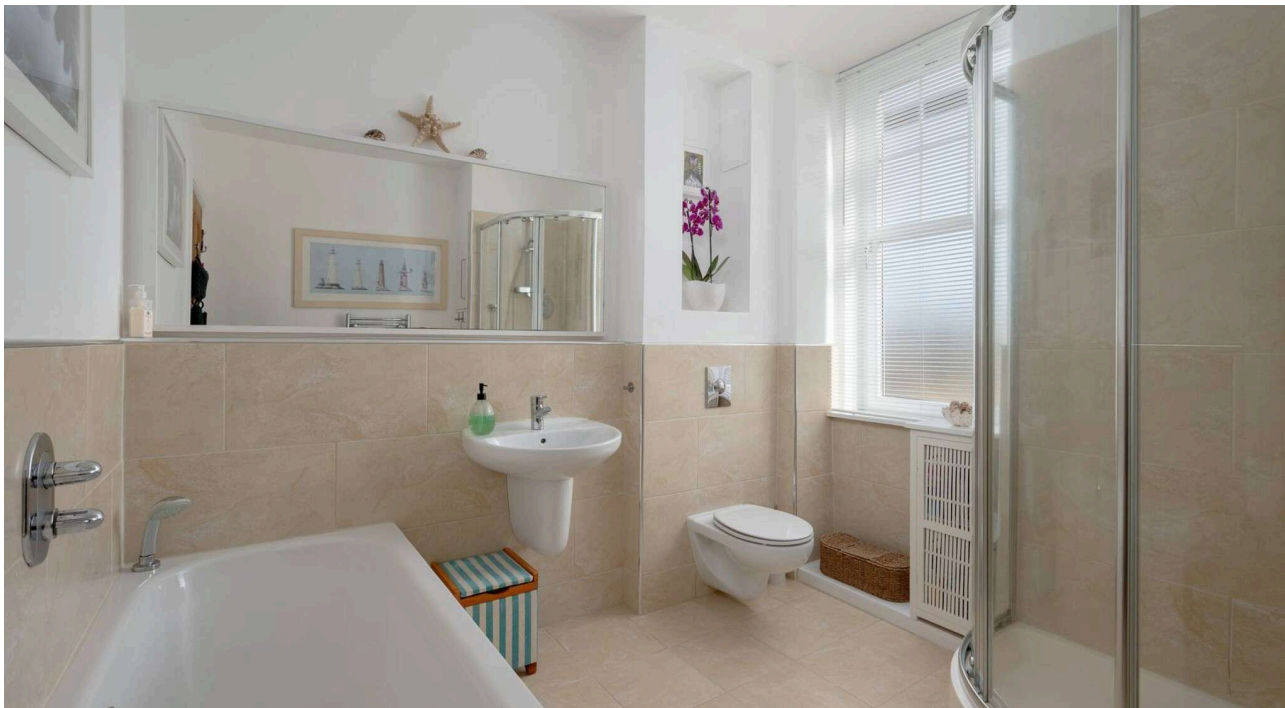
## NORTH BERWICK

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.





## PARIS STEELE

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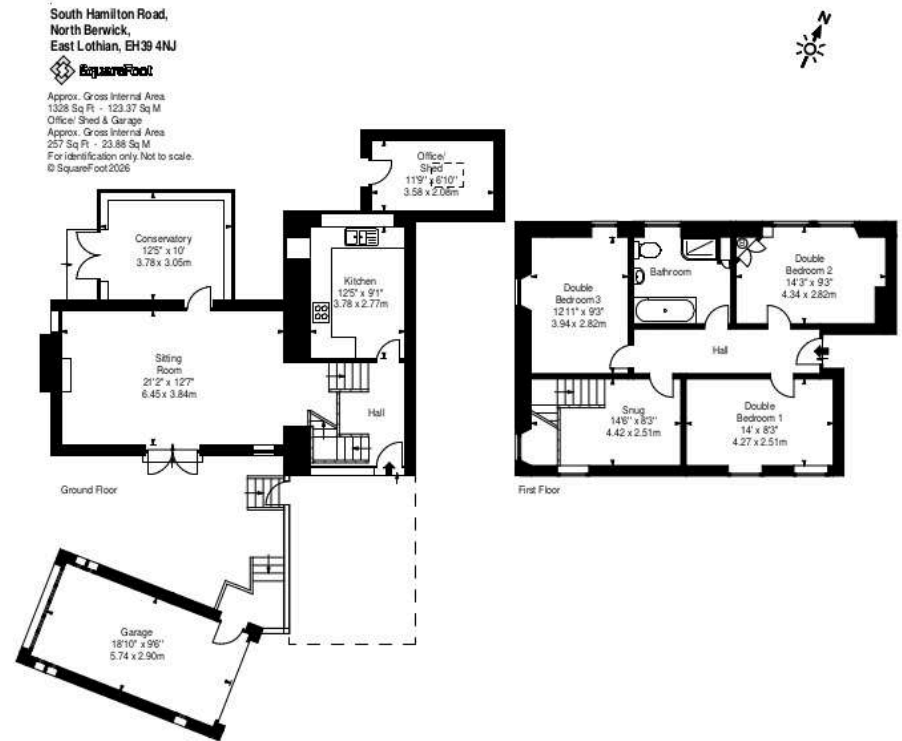
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2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.parissteele.com)
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any 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.

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