



Springbank, Law Road

NORTH BERWICK, EH39 4PN

Property
PARIS STEELE

01620 497497 | parissteele.com



PROPERTY DESCRIPTION

Boasting an idyllic east-facing garden, a versatile and bright layout, well-presented interiors and off-street parking this rarely available three-bedroom bungalow in a superb North Berwick location presents a wonderful opportunity.

A sweeping driveway with attractive borders leads you past the side of the home to an idyllic and picturesque east-facing garden with views of Our Lady The Star Of The Sea Church and North Berwick Law. From here an entrance vestibule and hallway welcomes you and guides you to a south and east-facing sitting room overlooking the garden and offering access. Adorned with handsome wooden flooring and a neutral colour palette, this is a wonderful space in which to relax. French doors then open to the west-facing dining kitchen, which can also be accessed from the hallway. Generously proportioned and with external access, this light and airy space is at the heart of the home. Arranged in a U-shaped design, the kitchen showcases wood-effect wall and floor units, quartz-effect worktops, and a tiled splashback. Integrated appliances include a hob, oven, and extractor hood. The excellent living and reception spaces are further enhanced by a bright south-facing family room featuring a continuation of the tasteful interior design.





Returning to the hallway and you move through the home to the east-facing principal double bedroom which benefits from built-in wardrobes and an en-suite wet room. There are two additional well-presented west-facing double bedrooms sharing access to a family bathroom with a WC, washbasin built into vanity and bath with wall-mounted shower.

Externally the east-facing garden is beautifully presented with a manicured lawn, pretty flowering borders and a greenhouse. Adjacent to the garden and driveway is a patio, ideal for morning coffee and alfresco dining. There is also a shed with power and is fitted with a tumble dryer. The driveway provides ample parking for a number of vehicles.

FIXTURES & FITTINGS

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





PROPERTY FEATURES

- ❑ Three-bedroom bungalow
- ❑ East-facing sitting room opening to the dining kitchen and garden
- ❑ South-facing family room
- ❑ Three double bedrooms, one with en-suite wet room
- ❑ Family bathroom
- ❑ East-facing garden and patio
- ❑ Large driveway
- ❑ Double glazing
- ❑ Gas central heating
- ❑ EPC - C
- ❑ Council tax band - F
- ❑ 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.





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

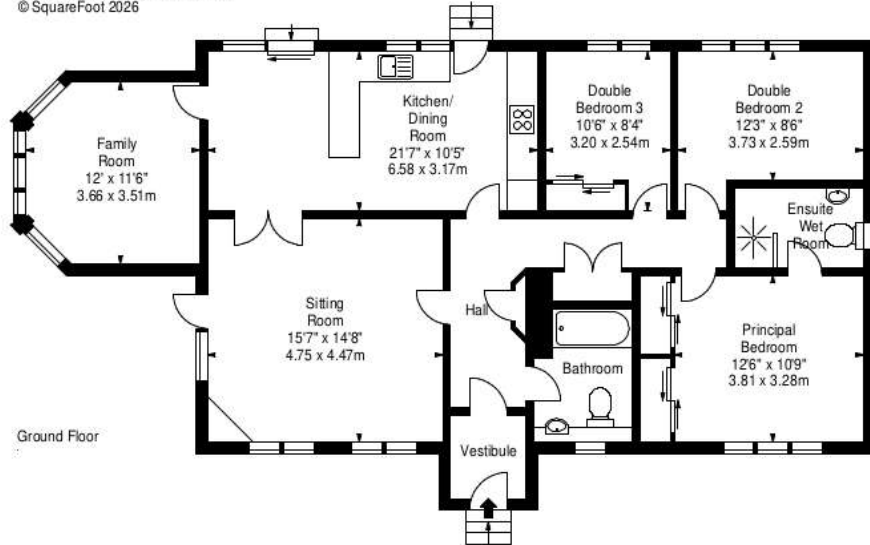
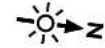
property@parissteele.com

PARIS STEELE Property

Springbank,
Law Road,
North Berwick,
East Lothian, EH39 4PN



Approx. Gross Internal Area
1267 Sq Ft - 117.70 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.

ēspc rightmove

zoopla in X Instagram Facebook