



GILSON GRAY



44 PHILLIMORE SQUARE, NORTH BERWICK

# Phillimore Square

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Forming part of an exclusive modern development in the coastal town of North Berwick, 44 Phillimore Square, is a well proportioned five bedroom detached villa.

The property is located within an established modern development and enjoys an open outlook towards Berwick Law.

The modern family residence is presented in excellent condition with a neutral finish. It offers versatility and convenience over two levels, with a formal living room, family room, dining kitchen and conservatory.

Externally there are enclosed landscaped gardens enjoying a Westerly aspect and detached double garage with ample off street parking.





44 Phillimore Square is a charming and spacious five-bedroom family home, presented in excellent move-in condition throughout. Perfectly suited to modern family life, this delightful property offers generous living spaces, designed for both comfort and practicality. The well-proportioned rooms flow seamlessly, creating a warm and inviting atmosphere for everyday living.

Outside, the home benefits from a landscaped West facing garden, offering plenty of space for children to play or for entertaining guests. The expansive outdoor areas are ideal for those who enjoy outdoor living, whether it's relaxing in the garden or hosting family gatherings.

Conveniently located just a short drive from North Berwick High Street, you'll find a wide range of local shops, cafes, and essential amenities, making it easy to access everything you need. For nature lovers, the property is surrounded by stunning coastal attractions, including the picturesque Harbour and West Bay Beach. Additionally, there are numerous scenic walking routes close by, perfect for exploring the beauty of the area.

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### AGENT'S NOTES

ROB MCGREGOR, HEAD OF ESTATE AGENCY

44 PHILLIMORE SQUARE, NORTH BERWICK





## Kitchen

Modern design complemented with double doors to access garden.



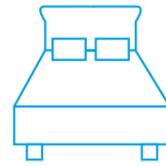
## Bedrooms

5 bedrooms including 2 with en-suite.

# SUMMARY

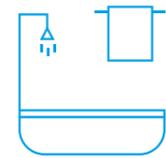
### 5 Bedrooms

All bedrooms are located on the second floor comprising of 4 spacious double bedrooms, 2 with en-suite and a final fifth bedroom or study/dressing room.



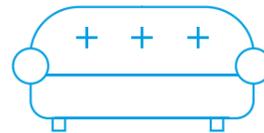
### 1 Bathroom

The second floor provides a family bathroom, followed by 2 en-suites and a ground floor WC.



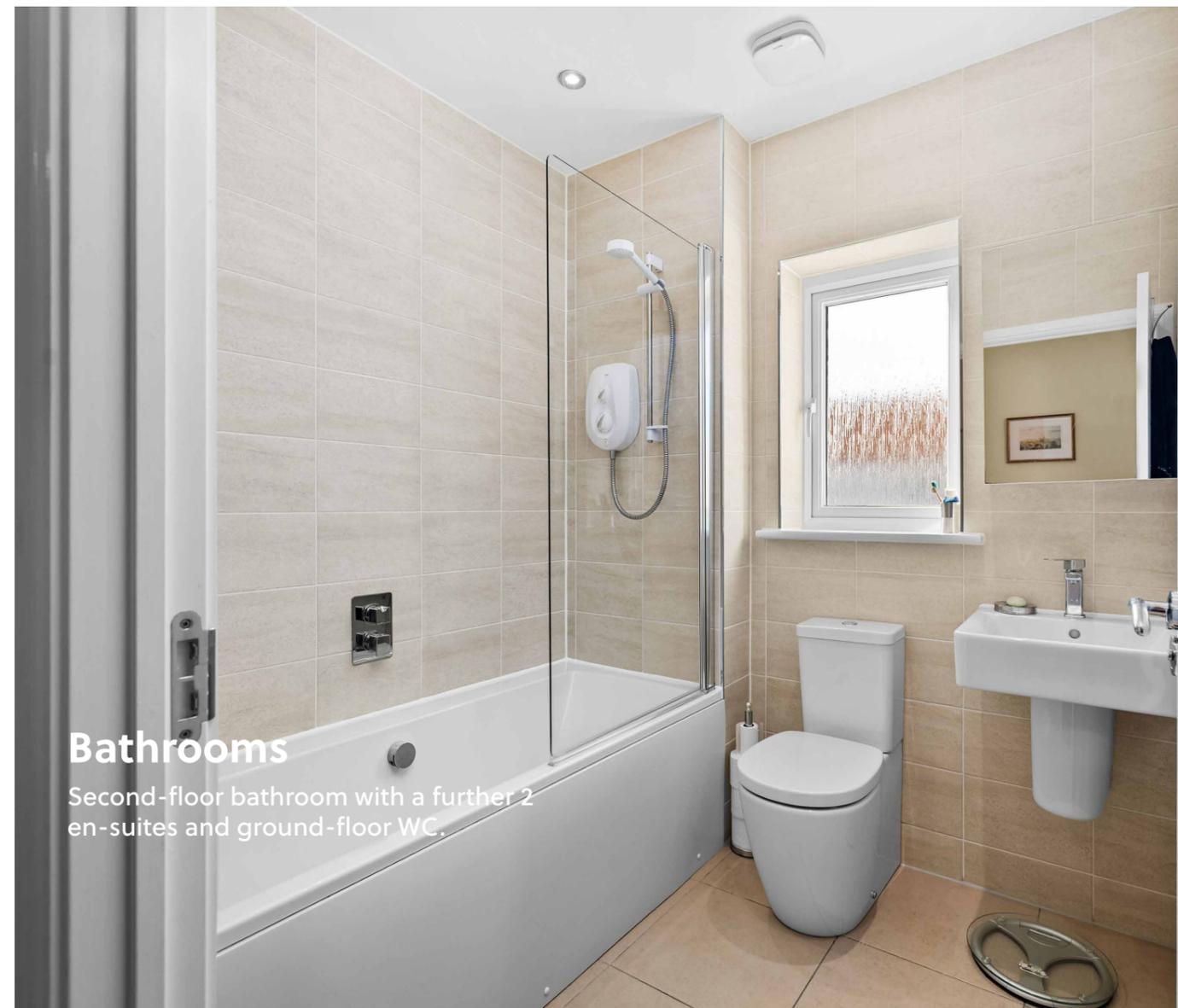
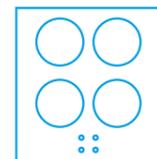
### 4 Reception rooms

The ground floor benefits from lounge and separate dining room - both benefiting from bay windows. Additionally found towards the rear of the property is a family room with conservatory also accessing the rear garden.



### 1 Kitchen

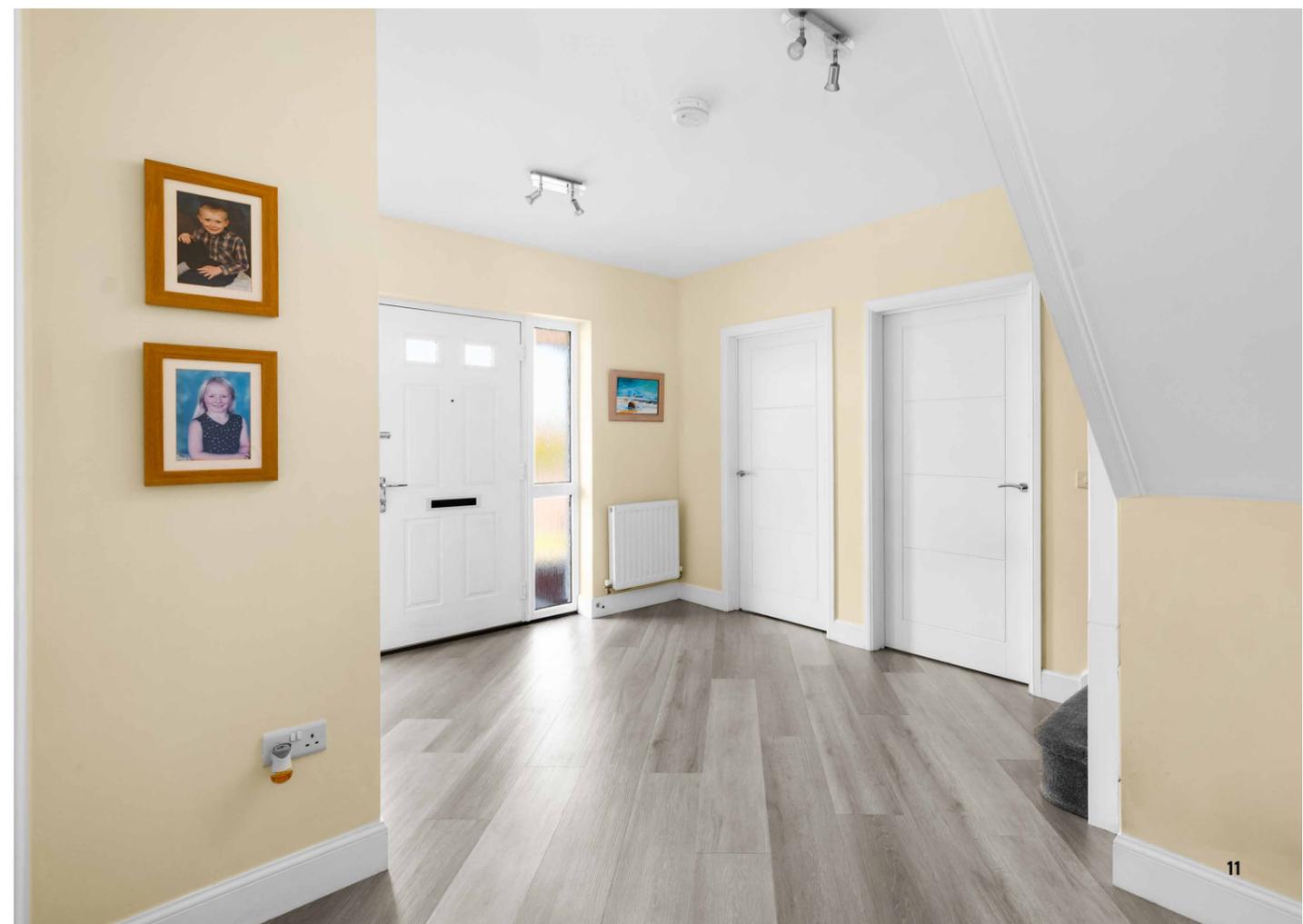
Breakfasting kitchen with a selection of floor and wall mounted units and island & double doors accessing the rear garden.



## Bathrooms

Second-floor bathroom with a further 2 en-suites and ground-floor WC.





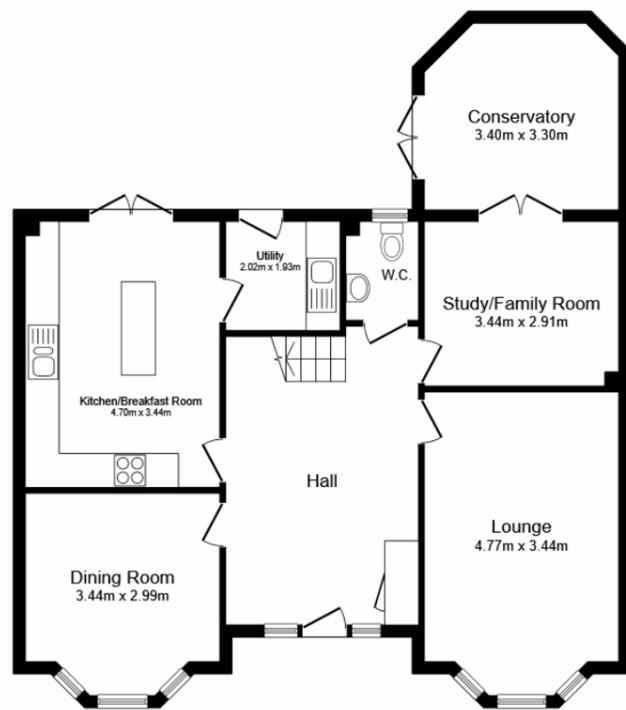




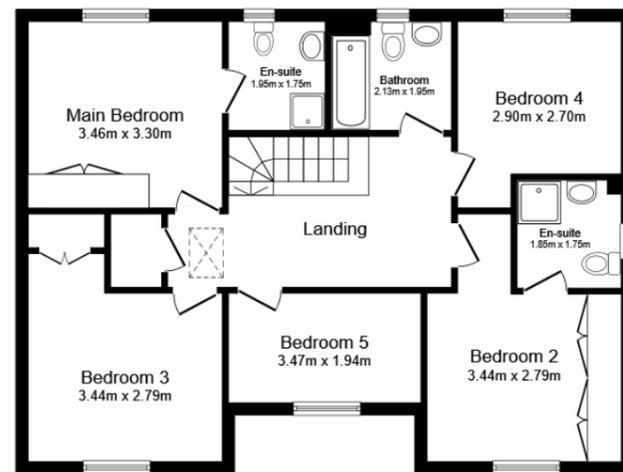


# FLOOR PLANS

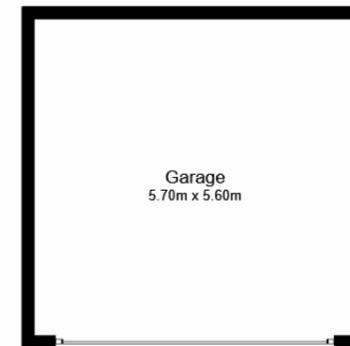
## THE PROPERTY FEATURES



**Ground Floor**  
Floor area 92.9 sq.m.



**First Floor**  
Floor area 77.9 sq.m.



**Garage**  
Floor area 31.9 sq.m.

Total floor area: 202.6 sq.m.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Peaceful seaside town location

Spacious and versatile modern detached house

Living room

Family room

Breakfast kitchen

Utility room

Conservatory

4 double bedrooms (two with en-suite & 3 with fitted built in wardrobe storage)

Fifth bedroom or study/office /dressing room

Family bathroom and WC

Detached double garage

Enclosed West-facing landscaped gardens



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fitting and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above property or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.