



2 Glasclune Gardens

NORTH BERWICK, EH39 4RB

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within a peaceful and highly desirable residential area of North Berwick, just minutes from the beach and the High Street, this impressive four-bedroom detached home offers bright and spacious interiors, a charming garden, and outstanding first floor coastal views.

A south-facing driveway leads to the front door and into a welcoming, light-filled hallway. To the right, a bright dual-aspect sitting room enjoys views over the rear garden. Finished with carpeting and a tasteful wall décor in a calming colour palette, and centred around a wood-burning stove, this inviting space offers warmth and comfort.

Direct access to the garden makes it ideal for everyday family living as well as entertaining guests.

Returning to the hallway, the light and airy dining kitchen enjoys a lovely outlook over the rear garden, as well as access. Designed in an L-shape to maximise space, the kitchen features hand-painted wall and floor cabinetry complemented by wood-inspired worktops.

High-spec integrated appliances include an AGA range cooker and an AEG oven. Completing the ground floor are a well-appointed WC and a west-facing study.





Upstairs, the principal double bedroom offers a peaceful retreat, complete with built-in storage and a stylish en-suite shower room. From here, captivating views extend across to the Bass Rock, Craigleith Island, and the Firth of Forth. This floor also hosts two further double bedrooms and a south-facing single bedroom. These are served by a modern family bathroom featuring a hidden-cistern WC, a washbasin set within a wall-hung vanity unit, and a bath with a wall-mounted shower.

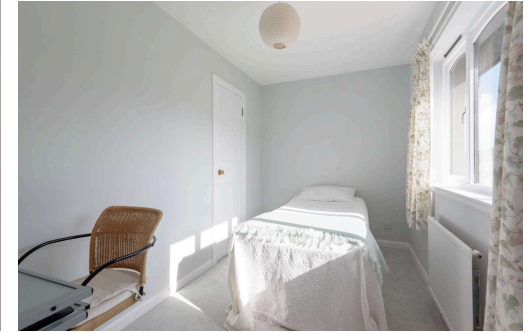
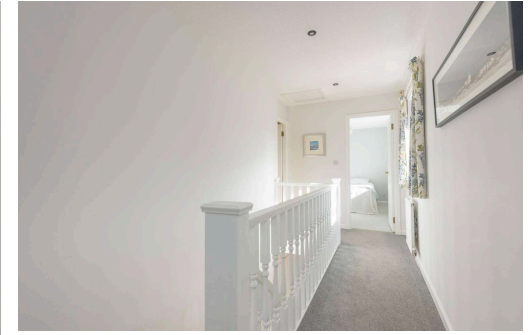
Externally, the delightful rear garden provides a tranquil outdoor space, combining lawn, paved areas, and hedging. Its outlook towards the Bass Rock, Craigleith Island, and the Firth of Forth further enhances its appeal. Parking is provided by the driveway and the integral double garage.



FIXTURES & FITTINGS

Floor coverings
Light fixtures
Integrated fridge, dishwasher and electric oven
Freestanding freezer
AGA

Some curtains and blinds may be included, and some furniture may be available by negotiation.



PROPERTY FEATURES

- Four-bedroom detached home
- Dual-aspect sitting room opening to rear garden
- Light and airy dining kitchen with garden access
- Versatile west-facing study
- WC and family bathroom
- Four bedrooms, one with en-suite
- Integral double garage and driveway
- Enclosed rear garden
- Double glazing and gas central heating
- Stunning views across the Firth of Forth
- EPC - D
- 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 cafès 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.

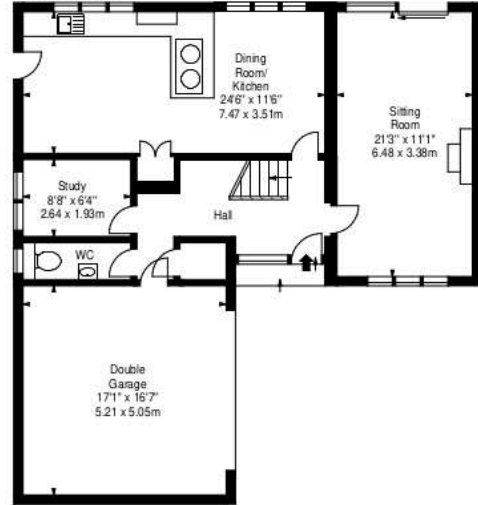




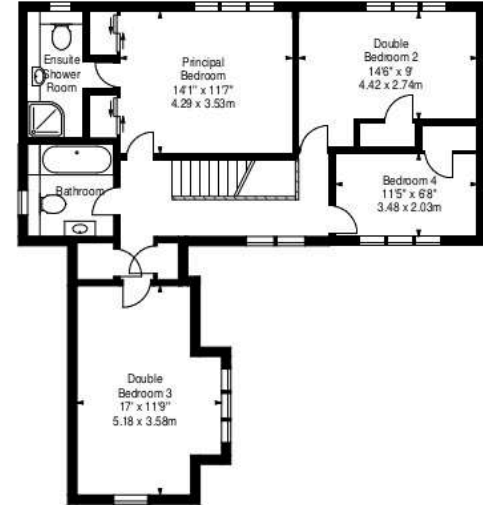
Glasclune Gardens,
North Berwick,
East Lothian, EH39 4RB



Approx. Gross Internal Area
1838 Sq Ft - 180.04 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor

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PARIS STEELE Property

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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 or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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