



1 GRANGE COURT

NORTH BERWICK, EAST LoTHIAN, EH39 4LN



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Nestled at the end of a peaceful cul-de-sac, this four-bedroom detached house forms part of an exclusive neighbourhood in the heart of North Berwick. The rarely available home features large, light-filled rooms, boasting a south-facing aspect, excellent storage, and neutral decoration throughout. It enjoys two reception areas and an open-plan kitchen/dining room, as well as an en-suite, family bathroom, and WC. It also has ample private parking and a family-friendly garden.

Tucked behind a porch, the home's front door opens into a reception hall with built-in storage and a WC. It offers a lovely first impression and sets the theme of décor found throughout. On the right, the living room has a spacious footprint brightly lit by dual-aspect windows to the south and east. It has an inviting ambience and lots of space for furniture. A working open fire adds a cosy finish. Double doors extend from here into a formal dining room, which is the perfect size for special occasions and creative use. Meanwhile, the kitchen shares an open-plan layout with its own neatly zoned dining area. It is well-appointed with cabinetry and workspace, and it extends out into the rear garden via patio doors – great for summer barbecues. A range of integrated and freestanding appliances are included.

FEATURES

- A large and rarely available detached house
- Peaceful cul-de-sac setting in North Berwick
- Presented with neutral interiors throughout
- Reception hall with built-in storage and WC
- Large, dual-aspect living room with open fire
- Double doors leading to a formal dining room
- Kitchen/dining room with patio doors to garden
- Naturally-lit landing with an airing cupboard
- Four double bedrooms with built-in wardrobes
- Spacious three-piece en-suite shower room
- Bright family bathroom with a three-piece suite
- Private driveway and secure garage for parking
- Beautiful rear garden with a lawn and patio
- Gas central heating and double-glazed windows



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The ground floor is completed by a flexible double bedroom, while the three remaining double bedrooms are on the first floor off a naturally-lit landing with an airing cupboard. These include the large principal suite which has a spacious en-suite shower room. All the rooms have built-in wardrobes, with the principal's located in the en-suite freeing further floorspace for comfy furnishings. Furthermore, the rear-facing bedrooms enjoy sea views encompassing Craigeith island – an inspiring backdrop to wake up to. Finishing the home is a three-piece family bathroom. The property has gas central heating and double glazing. Outside, there is a private driveway and a secure garage for off-street parking. There is also a beautiful rear garden that hugs the sides of the home, offering a well-kept lawn bordered by mature plants and a charming patio framed by rustic stone work.

Extras: all fitted floor and window coverings, light fittings, integrated double oven and ceramic hob, a freestanding fridge, freezer, dishwasher, washer, and tumbler dryer to be included in the sale.





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North Berwick, East Lothian

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.





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FLOORPLAN

