

# 13 KEPPEL ROAD

NORTH BERWICK, EAST LOTHIAN, EH39 4QF

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*Welcome to a spacious four-bedroom detached house with beautiful modern interiors, mature gardens, and ample private parking, offering a sought-after lifestyle with proximity to the coast and countryside in one of Scotland's most desirable seaside towns.*



# TABLE OF CONTENTS



— The property expert behind the personalised service

MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

*Mark Cullerton*

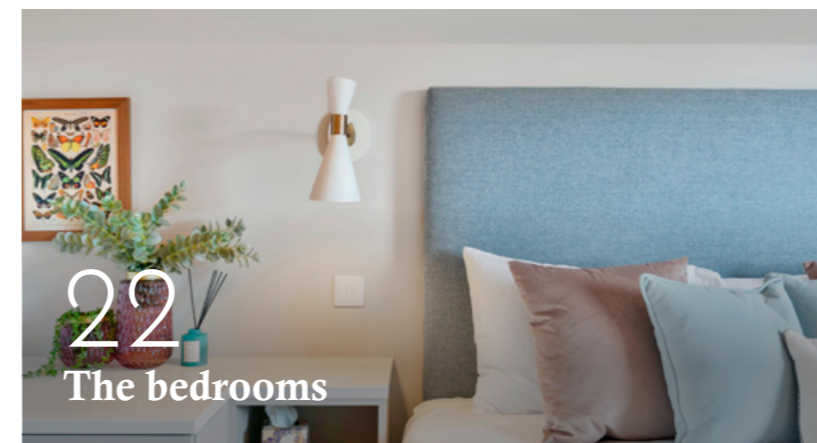


**Welcome to 13 Keppel Road**  
*A spacious detached house with modern interiors*

- 04 Floorplan
- 08 The property
- 10 The entrance
- 12 Reception room
- 18 The kitchen



**Elegant reception rooms**



**The bedrooms**

- 22 The bedrooms
- 26 Family bathroom
- 32 Private gardens
- 36 North Berwick



## Property Name

13 Keppel Road

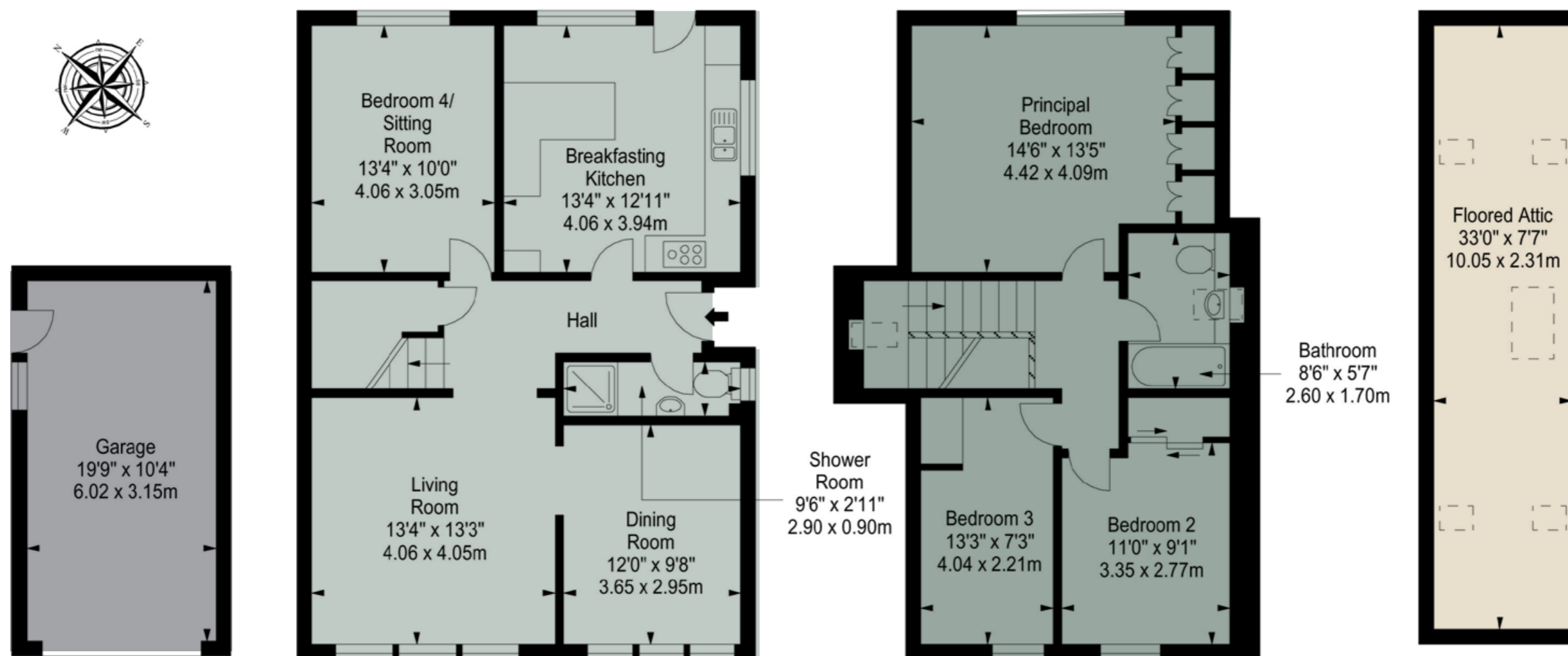
## Location

North Berwick, EH39 4QF

## Approximate total area:

150.7 q. metres (1622.1 sq. feet)

- Ground Floor   - First Floor   - Attic   - Externals





13  
Keppel Road



This southwest-facing detached house is a large and versatile family home with two reception rooms, two bathrooms, and four double bedrooms. It is stylishly presented throughout to high standards, providing spacious, light-filled rooms with sophisticated appeal. It includes a generously appointed breakfasting kitchen, excellent storage, and a fully-floored attic. It further benefits from private parking for at least three cars and a fully-enclosed garden for summer enjoyment. In addition, this property has a highly desirable location in North Berwick, forming part of a sought-after neighbourhood which is just a short walk from the train station, fantastic amenities, and stunning sandy beaches.

## GENERAL FEATURES

- A spacious detached house with modern interiors
- Offers a coast and country lifestyle in North Berwick
- Stylish interior design finished to high standards
- Home Report value - £600,000
- EPC Rating - C

## ACCOMMODATION FEATURES

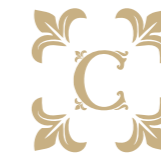
- Welcoming entrance hall with understairs storage
- Elegant, openly accessed living and dining rooms
- Large, generously appointed breakfasting kitchen
- Four bright and spacious double bedrooms
- Three-piece shower room on the ground floor
- Three-piece bathroom on the first floor
- Long, fully-floored attic with lighting and power
- Gas central heating and double-glazed windows

## EXTERNAL FEATURES

- Mature gardens to the front and enclosed rear
- Tandem driveway and detached single garage



# Exceptional standards



## *showcased from the outset*

Upon entering the home, the hall's subtle neutral décor and engineered oak flooring immediately showcase the exceptional standards of the interiors. It provides useful understairs storage and flows openly into the living room.



# Openly accessed reception rooms

In addition to the hall, the living room enjoys an open flow of accommodation with the adjacent dining room as well. Both reception areas maintain the engineered oak floor and soothing neutral décor, and both have suntrap, southwest-facing aspects with large windows adding to the airy ambience.





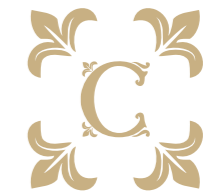
# Stylish

*with a decidedly  
modern feel*

The open layout allows light to travel throughout as well, while lending the home a decidedly modern feel. The spacious living room also features a handsome fireplace (with a living-flame effect) and a decorative half-height wall panel for added style.



# The dining room



*Easily accommodating a table for 6+ people, the dining room is finished by an olive-toned accent wall that brings further elegance to the space.*

*A large kitchen that is*

# dynamic and highly practical



The dual-aspect breakfasting kitchen is a large space that covers over 162 square feet. It features generous cabinet storage in white alongside luxurious granite worktops with a return that doubles as a breakfast bar. Under-unit lighting and easy-clean splashbacks add to the popular design, altogether creating a dynamic

and highly practical space that is perfect for casual meals, morning coffee, and socialising whilst cooking. It includes a gas range cooker with a hot plate, an American-style fridge/freezer, a dishwasher, a washer, and a dryer.





# Bedrooms

*Spacious doubles with storage and versatility*

*"...while the second bedroom has a built-in mirrored wardrobe, and the third room has a shelved recess."*



The three main double bedrooms are on the first floor, each room enjoying soft carpets and modern decoration which lovingly pairs neutral tones with attractive accent walls. The large principal bedroom offers fitted wardrobes that generously stretch from wall to wall, while the second bedroom has a built-in mirrored wardrobe, and the third room has a shelved recess.



*"...The large principal bedroom offers fitted wardrobes that generously stretch from wall to wall."*





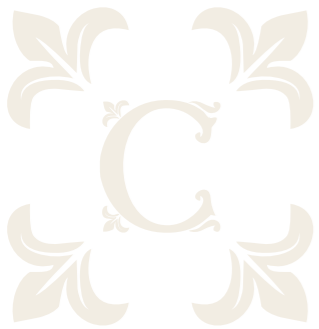
## *Ground floor bedroom*

In addition, there is a fourth double bedroom at ground level, which has an engineered oak floor and similar styling. Given its location, this room provides homeowners with excellent versatility. For example, it could be used as an additional reception area or children's playroom.



*Long, fully-floored attic with lighting and power*

Adding further flexibility, there is also a long, fully-floored attic that can be used for storage and potential future development. It has dual-aspect windows, lighting, and power, and is ripe for creative use.





# Bathrooms

*Modern  
design with  
attractive  
styling*

For convenience, there is a ground-floor shower room and a first-floor bathroom, both coming equipped with modern three-piece suites. The former has a monochrome-inspired aesthetic, while the latter enjoys sandy-toned tile work and an overhead shower. Both have cabinet storage and towel radiators as well.

Gas central heating and double-glazed windows ensure a comfortable living environment all year round.

Sit back, relax  
& dine in the sun



## *Tandem driveway and detached single garage*

Outside, the home has a mature front garden which adds instant kerb appeal to the handsome façade. It also has a detached single garage and a tandem driveway laid with monoblock paving. To the fully-enclosed rear, another mature garden provides a scenic space for families to sit back, relax, and dine in the sun. Here, patio areas and a neat lawn are framed by established plants creating an idyllic setting, especially in the summer when the colourful flowers are in full bloom.

Extras: all fitted floor and window coverings, light fittings, a gas range cooker with a hot plate, an American-style fridge/freezer, a dishwasher, a washer, and a dryer to be included in the sale.



# North Berwick

*The coastline of North Berwick forms 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.*



North Berwick is one of Scotland's most desirable coastal resorts. It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). 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.

## SCHOOLS

State Schools: Law Primary School and North Berwick High School

Independent Schools: Loretto School (Musselburgh) and Belhaven Hill School (Dunbar)

## CULTURE

Scottish Seabird Centre, Bass Rock, Tantallon Castle, Coastal Communities Museum, Myreton Motor Museum, National Museum of Flight

## UNIVERSITY

The University of Edinburgh

# #1

VOTED AS THE BEST PLACE TO LIVE IN THE UK 2024 BY THE SUNDAY TIMES

## LOCATION



A highly sought-after coastal town in East Lothian

## TRANSPORT



Bus – 120, 121, 124, 125, 126, X5, X7

Train Station – North Berwick (0.5 miles)

Airport – Edinburgh International (33 miles)



## SPORTS

North Berwick Sports Centre, Glen Golf Club, North Berwick Golf Club, North Berwick Tennis Club

## PARKS

West Bay Beach, Milsey Bay Beach, Yellowcraig Beach, North Berwick Law, and Lodge Grounds

## FOOD & DRINK

Traditional pubs, bars and restaurants, international cuisine, and cafés

— *Where truly bespoke service is the cornerstone of our ethos*

# WELCOME TO CULLERTON'S

**At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.**

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

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— *Property Consultant*

NICKY MEIKLE



*For further information on this property, or to arrange a viewing, contact Nicky, who will be delighted to assist you.*

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— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



# CULLERTON'S

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SCAN TO DISCOVER MORE

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