

A photograph of a two-story stone building with a rustic, traditional aesthetic. The building features large, multi-paned arched windows and a small balcony with a black metal railing. A paved patio area in the foreground is furnished with a glass table and four chairs. The patio is bordered by lush greenery and a large tree on the left. The overall scene is bright and sunny, with shadows cast across the stone patio.

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THE GARDEN FLAT

HYNDFORD HOUSE, 18 FIDRA ROAD, NORTH BERWICK, EH39 4NG

 1 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Occupying a highly sought-after position on one of North Berwick's most prestigious residential streets, this exceptional garden flat with its own private garden forms part of the elegant B-listed Hyndford House, a magnificent Victorian villa set within beautifully maintained grounds. Combining period character with contemporary comfort, the property enjoys an enviable coastal setting just moments from the beach, West Links Golf Course and the town's vibrant High Street.

Accessed via its own private gated entrance, the apartment offers spacious and beautifully proportioned accommodation, which comprises in brief:

Private maindoor entrance to broad vestibule, open plan living room with opening to an internal study area, which currently serves as a second bedroom. There is an elegant sunroom/dining room with wonderful stone arches, doors to the garden and an adjoining well-equipped kitchen. Off the broad hallway there is a lovely double aspect master bedroom with dressing room and contemporary en suite bathroom. There is also a further modern shower room and a useful utility room.

The property benefits from tiled floors throughout with underfloor heating and partial double glazing.



KEY FEATURES



Stunning garden flat with private entrance



Private garden & access to extensive communal grounds



Impressive master bedroom suite



Large living room with internal study/bedroom 2



Lovely dining room/sunroom adjoining kitchen



Prime address close to West Links and beaches



EPC Rating - C



Council Tax Band - D

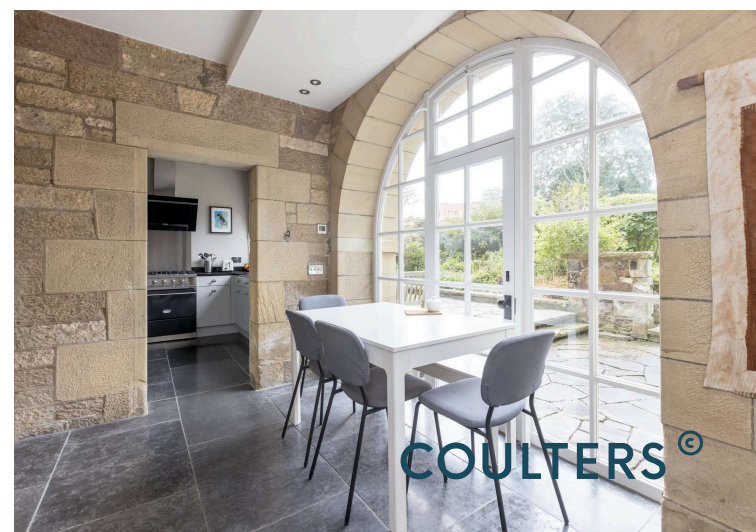


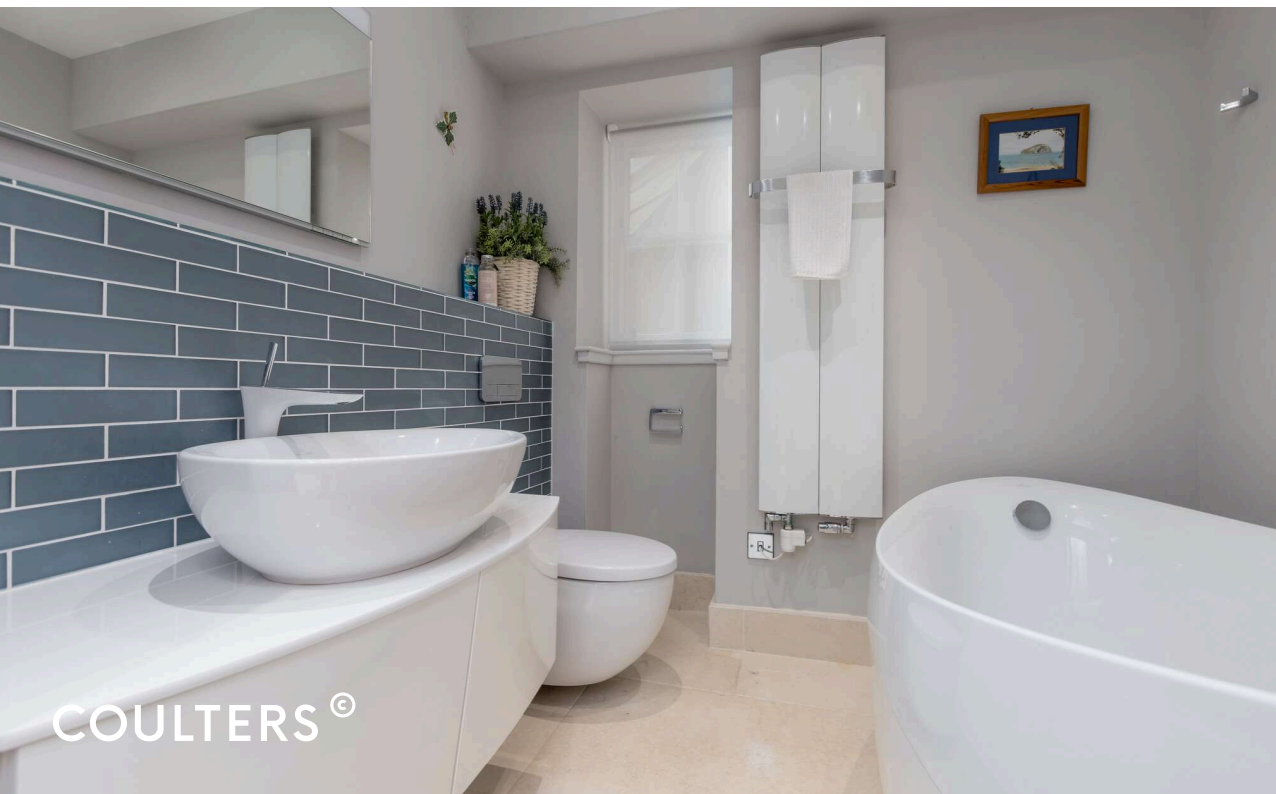


Outside

One of the property's defining features is its private garden, providing a sheltered and secluded outdoor retreat with mature planting, areas for al fresco dining and direct access to the surrounding landscaped grounds. The extensive communal grounds are beautifully maintained with sweeping lawns and well stocked herbaceous borders.

There is a communal storage area and also a pedestrian tunnel that leads direct to Cromwell Road with access to West Links Golf Course, the beach and to the newly renovated Marine Hotel and Spa, which offers wellness and leisure memberships with access to a gym, fitness classes, pool, steam rooms and saunas.





LOCAL INFORMATION

The beautiful East Lothian seaside town of North Berwick is a highly sought after location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service from North Berwick to Edinburgh allows for convenient travel back and forth.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy, and arts performances, attracting both locals and visitors.





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THE LOCAL AREA(CONT.)

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

Fixtures and Fittings

All fitted blinds, curtains, light fittings and integrated appliances are included in the sale. Some furniture may be available by separate negotiation.

Listed building

The property is B-listed and is in the North Berwick Conservation Area



Garden Flat,
Hyndford House,
Fidra Road,
North Berwick,
East Lothian, EH39 4NG



Approx. Gross Internal Area
1303 Sq Ft - 121.05 Sq M
For identification only. Not to scale.
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Ground Floor

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.