



28 Stair Park

NORTH BERWICK, EH39 4DD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled within a peaceful residential cul-de-sac in sought-after North Berwick within walking distance of schooling, the high street, transport links, and beach, this four-bedroom detached family villa offers a rare opportunity to acquire a beautifully presented home complete with an idyllic south-facing garden, private driveway, and double garage.

A welcoming and elegantly styled hallway wrapped around a central staircase, leads through to a superb dual-aspect sitting room, where French doors open directly onto the rear garden. Bathed in natural light, this inviting space is enhanced by handsome wooden flooring, a warm colour palette, and a charming living flame fireplace set within an attractive mantlepiece.

Returning to the hallway, French doors lead into a formal dining room, also enjoying direct garden access, creating an ideal setting for entertaining and family gatherings.

Completing the reception space is a bright and generously proportioned south-facing breakfasting kitchen, fitted with wood-effect wall and floor cabinetry, quartz-effect worktops, and a stylish metro-tiled splashback. Integrated appliances include a gas hob, extractor hood, eye-level oven and grill, and there is an adjoining utility with garden access. A guest WC completes this level.





On the light and airy first floor landing, a charming bespoke window seat with integrated shelving creates an inviting and practical reading nook. The principal double bedroom is bright, generously proportioned, and tastefully decorated, and benefits from a stylish en-suite shower room featuring a hidden cistern WC and washbasin built into vanity. The three remaining double bedrooms are equally well presented, offering comfortable and versatile accommodation, with one boasting an en-suite shower room, ideal for guests or visiting family. A well-appointed family bathroom, fitted with a hidden cistern WC, washbasin built into vanity, and bath, completes the internal accommodation.

Externally, the meticulously landscaped south-facing rear garden has been thoughtfully designed to provide a peaceful outdoor retreat, featuring high-quality sandstone paving, a neat lawn, and borders. A delightful pergola-covered seating area offers an inviting space for outdoor dining and relaxation. To the front, a driveway and double garage bordering the lawn provides excellent off-street parking.

Additional information: The estate is managed by Hacking and Paterson. Approx. £60-£70 per quarter. An initial £125 float fund is also required.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains, blinds, integrated oven, hob and extractor fan, free-standing washing machine and under-counter fridge will be included in the sale.

The matching cushions on the landing seat, garden furniture and garden shed will also be included.

Some furniture may be available by negotiation.



PROPERTY FEATURES

- Four-bedroom detached family home
- Dual-aspect sitting room with garden access
- Formal dining room
- Breakfasting kitchen and utility
- Four double bedrooms, two with en-suites
- Family bathroom and guest WC
- Front garden, and south-facing rear garden
- Driveway and double garage
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - G
- Tenure - Freehold
- Factor Fee - £60-£70 per quarter. £125 upfront float

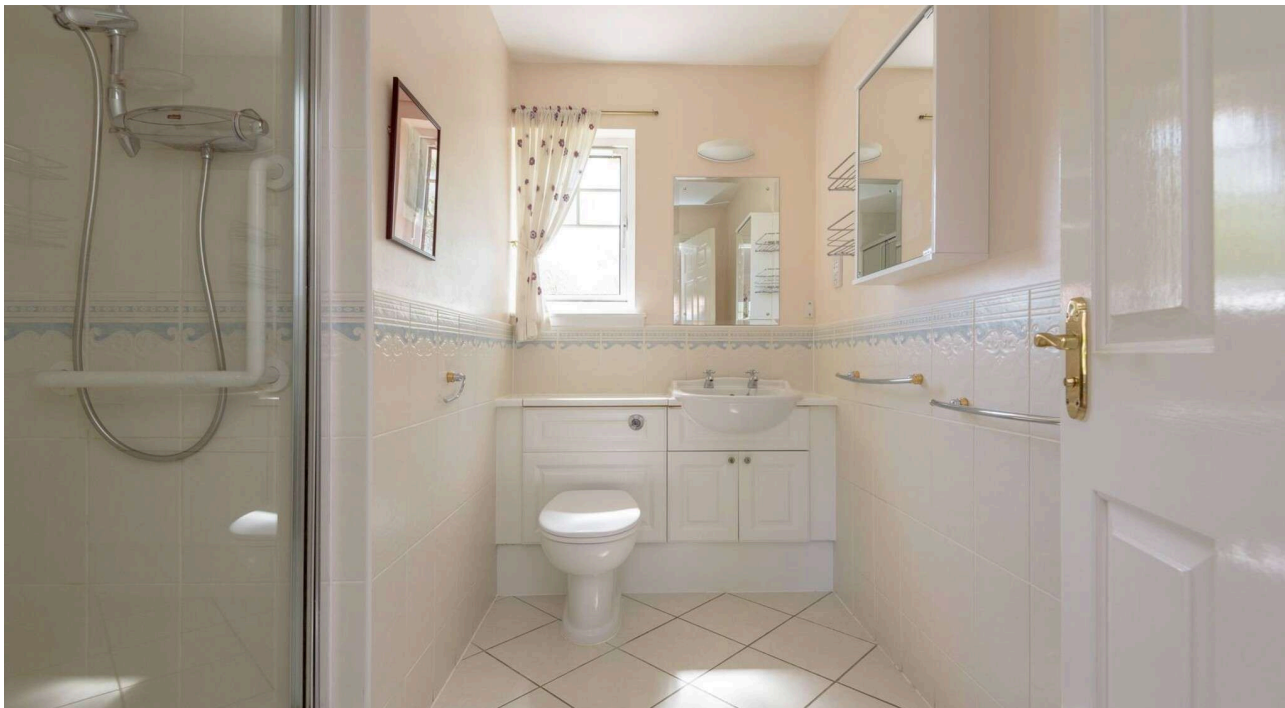
NORTH BERWICK

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 cafés 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.

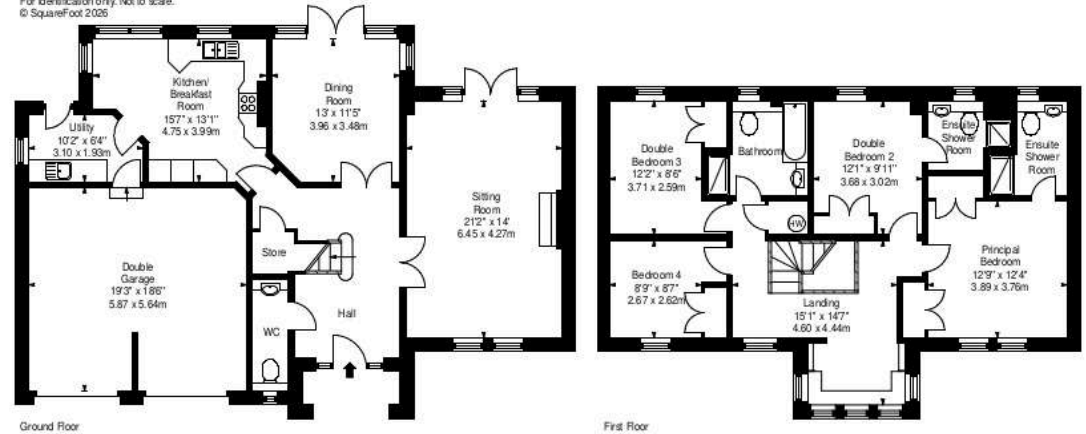




Stair Park,
North Berwick,
East Lothian, EH39 4DD



Approx. Gross Internal Area
1846 Sq Ft - 171.49 Sq M
Double Garage
Approx. Gross Internal Area
355 Sq Ft - 32.98 Sq M
For identification only. Not to scale.
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Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
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.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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