



28 Glenorchy Road
NORTH BERWICK, EH39 4QD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Bright, spacious and with gardens to the front and rear, this well-presented four-bedroom bungalow in highly sought-after North Berwick presents an exceptional opportunity for growing or established families.

Approached via a south-east-facing garden, the front door opens into a tastefully decorated vestibule and hallway. On your right, a generously proportioned and light-filled sitting room enjoys a delightful south-east-facing aspect over the front garden and with carpeting, a warm colour palette, and living flame fireplace exudes comfort.

From here you move across the hallway into a large dining kitchen with sliding west-facing patio doors opening to the rear garden. Wood-effect cabinetry sits alongside smooth black worktops and an integrated hob, eye-level grill and oven to create an aesthetically appealing and practical space, very much at the heart of the home.

A versatile dining room with sliding doors to the garden adds to the property's living and reception areas, and could make a cosy family room or home office depending on individual needs. Each of the four double bedrooms benefits from a generous layout and three boast built-in mirrored wardrobes.





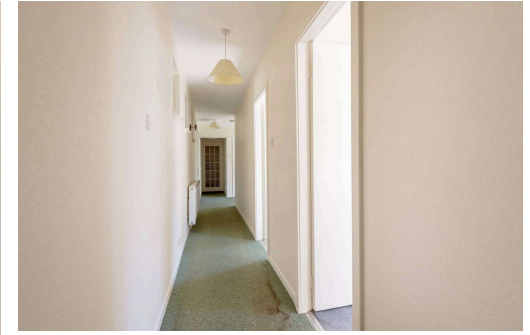
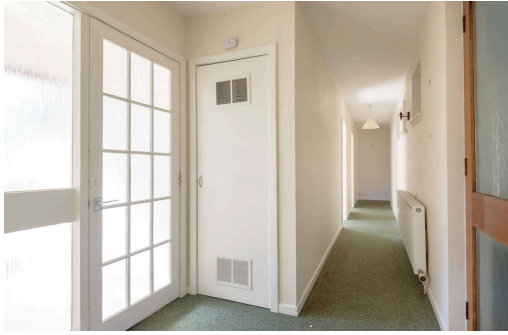
They share access to a contemporary bathroom equipped with a WC, washbasin built into vanity, and bath with shower along with a separate well-appointed shower room.

Externally the south-east-facing lawned garden to the front is hidden behind mature hedging to offer excellent privacy whilst at the rear, a lawn, borders, patio and decking provides an appealing outdoor escape. Parking is provided for by a driveway and integral garage.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated hob, eye-level grill, oven, extractor fan and dishwasher will be included in the sale. The free-standing washing machine, dryer and fridge and freezer will also be included.





PROPERTY FEATURES

- Four-bedroom bungalow
- South-east-facing sitting room
- Dining kitchen opening to the rear garden
- Versatile dining room opening to the garden
- Four double bedrooms
- Family bathroom and shower room
- Front and rear gardens
- Integral garage and driveway
- Double glazing
- Gas central heating
- 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.





PARIS STEELE

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Let's Talk

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property@parissteele.com

Property
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Glenorchy Road,
North Berwick,
East Lothian, EH39 4QD



Approx. Gross Internal Area
1463 Sq Ft - 135.91 Sq M

Garage
Approx. Gross Internal Area
149 Sq Ft - 13.84 Sq M

For identification only Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
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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