



COULTERS[©]

1 KIRK VIEW, LAW ROAD

NORTH BERWICK, EAST LoTHIAN, EH39 4LL

 3 BED

 1 BATH

 1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a modern and highly desirable development, 1 Kirk View is a unique, bright and spacious three bedroom townhouse, ideally situated in the heart of the sought-after coastal town of North Berwick. Enjoying a prime central location, the property is within easy walking distance of the beach, bustling town centre, excellent local schools and railway station, making it an ideal permanent residence or holiday home.

Beautifully presented throughout, the property offers contemporary and well proportioned accommodation arranged over three floors, with the added benefits of a private parking space and attractive shared gardens.

KEY FEATURES



Unique, well proportioned modern townhouse



Three double bedrooms



Delightful shared garden



Private parking



Ideally located in the heart of the town, close to all amenities and the beach



Beautifully presented, contemporary living



EPC Rating - C



Council Tax Band - F



The welcoming entrance hall provides access to two generous double bedrooms, both featuring built-in wardrobes, together with a well appointed family bathroom.

A wooden staircase leads to the impressive open plan living space on the first floor, enhanced by a striking double height ceiling and an abundance of natural light, creating a wonderful sense of space. The modern kitchen is fitted with an excellent range of units and integrated appliances, perfectly suited to modern living and entertaining, and there is additional WC.

A spiral staircase rises to a bright mezzanine level incorporating a further double bedroom, offering a versatile space ideal for guests, home working or additional family accommodation.



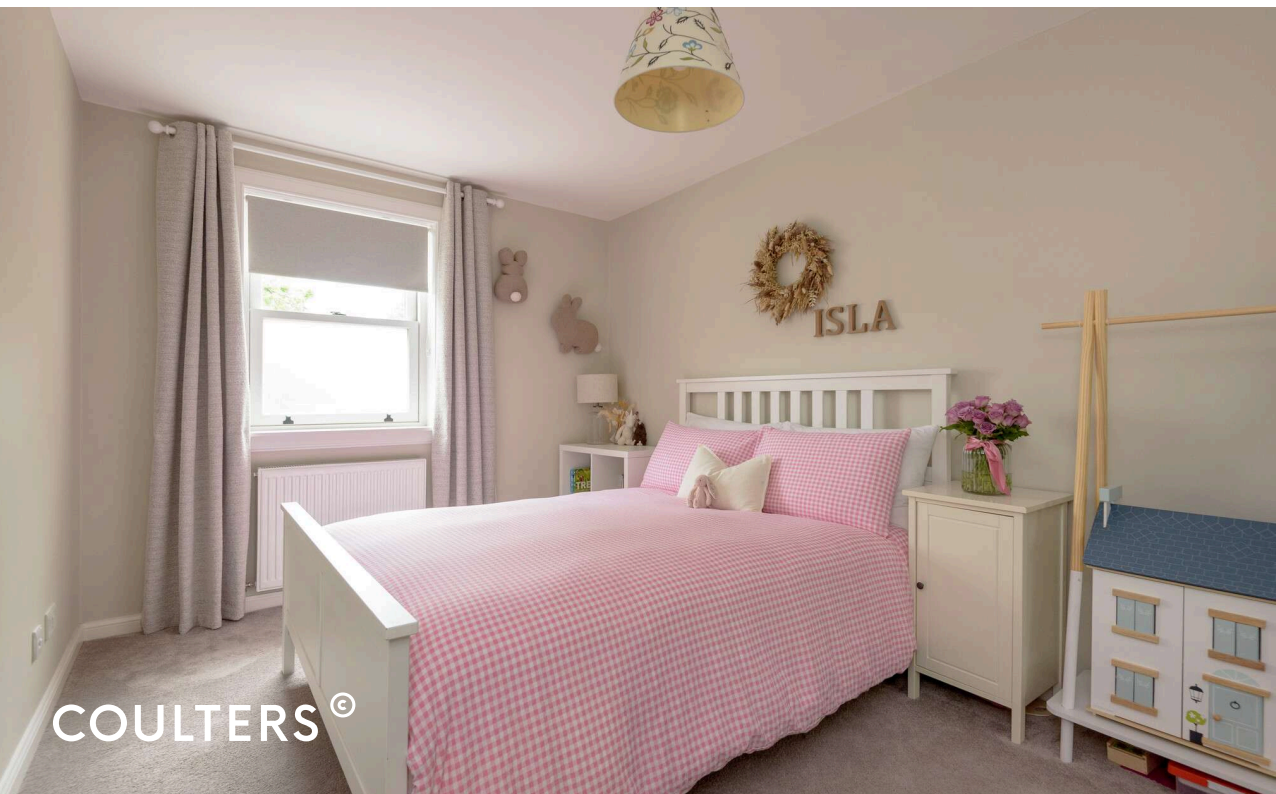


THE LOCAL AREA

North Berwick is a coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.

The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.



EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, Smeg gas hob, oven and fridge/freezer, dishwasher and washing machine are included in the sale price. Some items are furniture are also available.

The development is factored and maintained by Hacking and Paterson, annual costs are approximately £1,100.

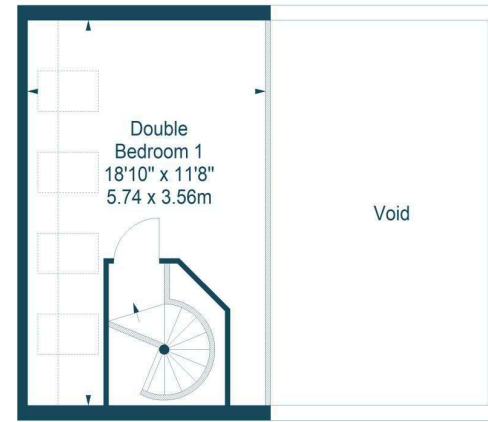
HOME REPORT VALUATION: £430,000



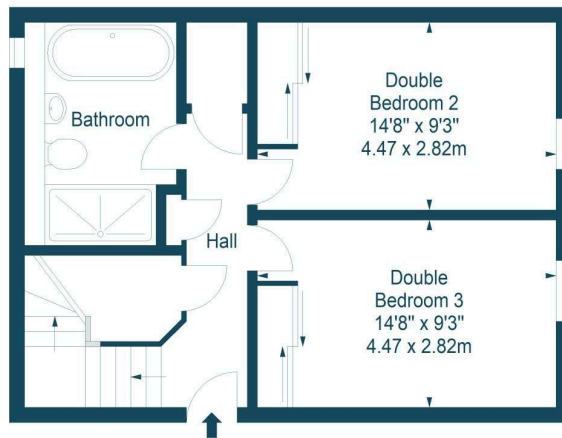
Kirk View,
Law Road,
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East Lothian, EH39 4LL



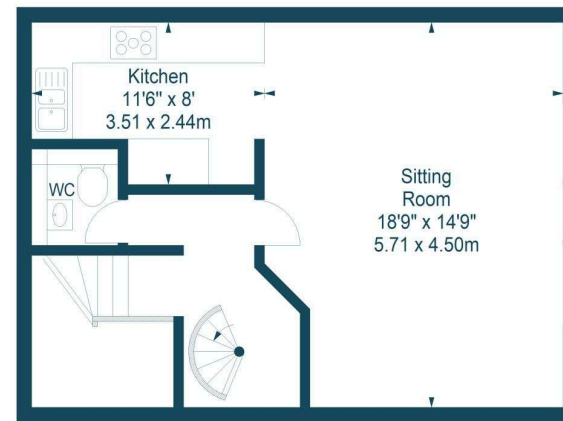
Approx. Gross Internal Area
1221 Sq Ft - 113.43 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Mezzanine



Ground Floor



First 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.