



3 Richardson Crescent

NORTH BERWICK, EH39 5LX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Characterised by an elegant interior design, high-quality finishes, a wonderful attention to detail and an abundance of space and light this five-bedroom detached North Berwick home is outstanding.

To the left of the welcoming hallway, a light-filled sitting room exudes a sense of understated sophistication thanks to its soothing grey colour palette, electric-flame fireplace, and handsome wooden flooring. With a box bay window to the front it is the perfect place to relax. From here you move into a stunning south-east-facing dining kitchen and family room with French doors to the rear garden.

At the heart of the home it showcases a stylish decor and generous proportions along with bespoke seating to create a cosy dining area. The sleek contemporary kitchen features handleless grey and rustic brown cabinetry alongside smooth white worktops and a high-spec integrated gas hob, eye-level oven, grill, and a wine fridge. An adjacent utility offers further storage and garden access. Completing the ground floor is a double bedroom/study and a guest WC.





On the first floor the luxurious principal with its built-in wardrobes and indulgent en-suite shower room is a wonderful retreat. The three remaining double bedrooms mirror it in terms of appeal and share access to a spa-like bathroom with a shower enclosure, bath, WC and washbasin.

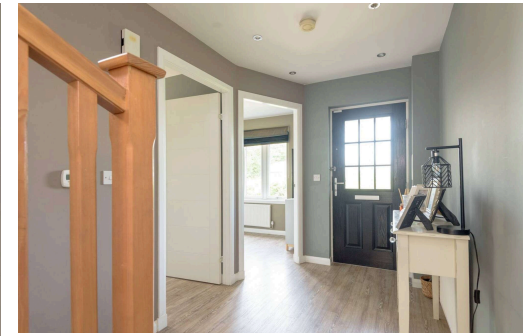
Externally, the enclosed south-east-facing rear garden impresses with its artificial lawn, paving and borders. Off-street parking is provided for a detached double garage and driveway.

Additional Information: The property is factored by Ross and Liddell at a cost of £120 per annum.



FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds, integrated hob, eye-level oven, grill, dishwasher, wine fridge, and washing machine and tumble dryer will be included in the sale. Some furniture may be available by negotitaion.



PROPERTY FEATURES

- Five-bedroom detached home
- Light-filled sitting room
- South-east-facing dining kitchen and family room
- Five double bedrooms, one with en-suite
- Family bathroom
- Enclosed south-east-facing rear garden
- Driveway and double garage
- Double glazing
- Gas central heating
- EPC - B
- Council tax band - G
- Tenure - Freehold
- Annual Service Charge - £120 per annum

NORTH BERWICK

Consistently voted as the best place to live in Scotland and the UK, 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Bellhaven Hill School in easy reach.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.

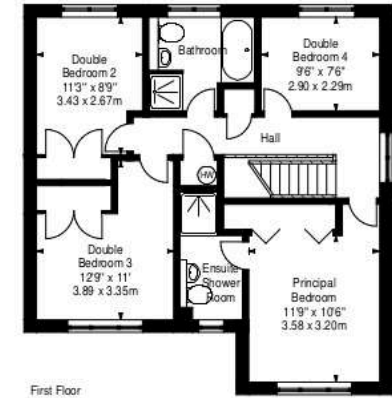
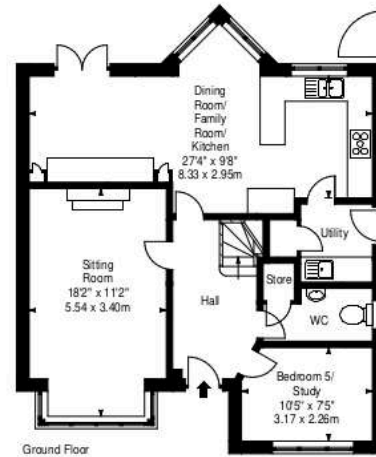
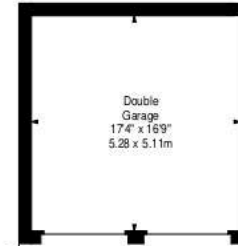




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North Berwick,
East Lothian, EH39 5LX



Approx. Gross Internal Area
1484 Sq Ft - 137.86 Sq M
Double Garage
Approx. Gross Internal Area
289 Sq Ft - 26.85 Sq M
For identification only. Not to scale.
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PARIS STEELE Property

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, East Lothian, 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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