

HYNDFORD HOUSE, 18/5 FIDRA ROAD

North Berwick, East Lothian, EH39 4NG



An outstanding, three-bedroom, double-upper apartment in a characterful B-listed building, positioned close to the coast in North Berwick and offering generous accommodation, including a large living and dining room, a well-appointed kitchen, and a sizeable private studio.



EPC
RATING:

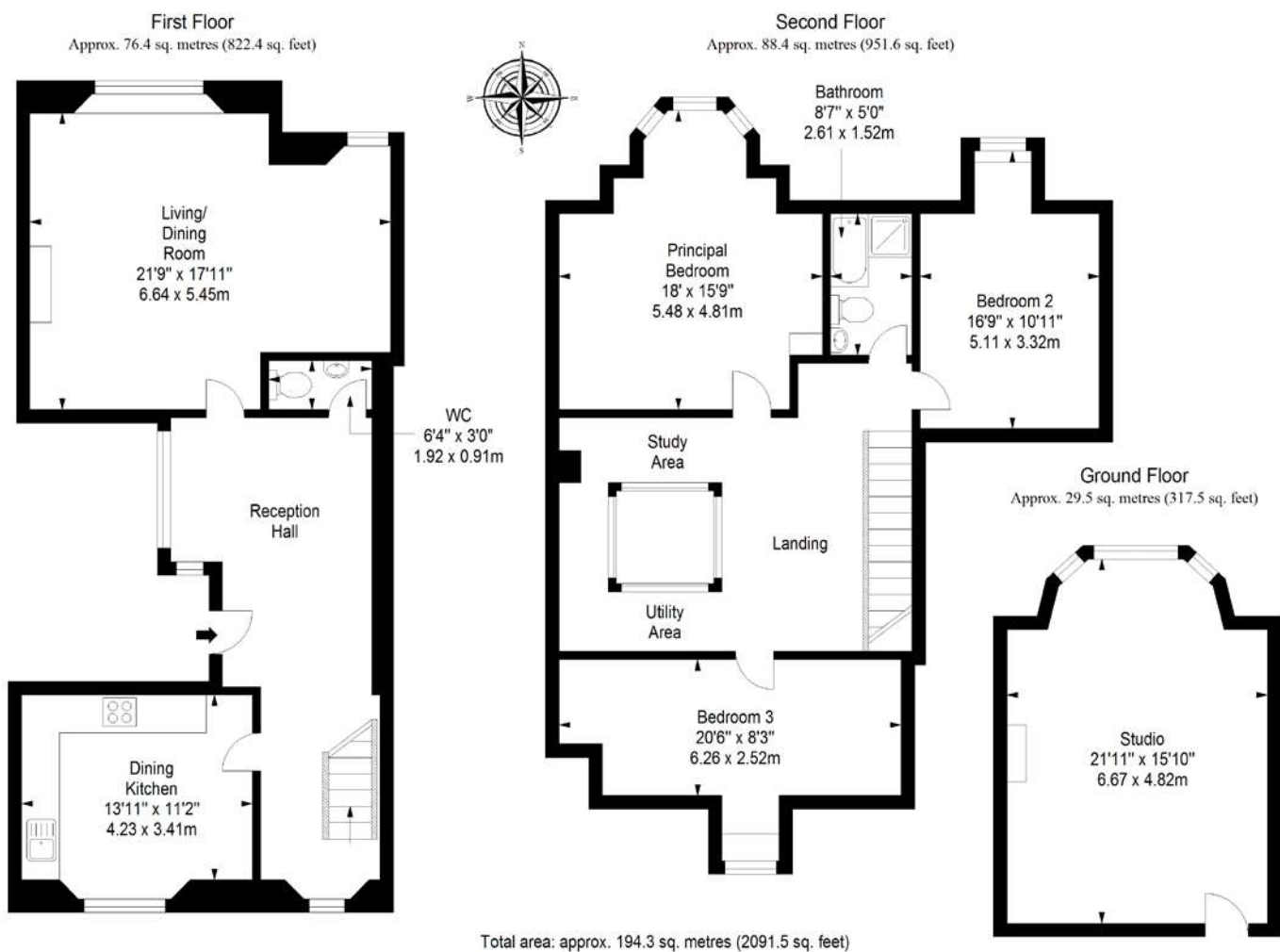
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COUNCIL
TAX BAND:

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VIEWING

By appointment with Gilson Gray on 01620 893 481



GENERAL FEATURES

- Exclusive double-upper apartment
- Presented in move-in condition
- B-listed 19th-century building
- Prime location in North Berwick
- Panoramic views over the sea
- Spacious, neutral interiors
- Charming communal hallway

ACCOMMODATION FEATURES

- Naturally-lit reception hall
- Generous living room & dining area
- Well-appointed dining kitchen
- Private ground level studio
- Bright galleried landing with a study & utility area
- Three double bedrooms
- Modern four-piece bathroom, & a WC

EXTERIOR FEATURES

- Landscaped communal gardens
- Unrestricted on-street parking

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Part of a stunning, B-listed, 19th century villa in sought-after North Berwick

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Enjoying a large footprint to accommodate a table and chairs for family meals

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Ideal for arts and crafts and working from home. Inspiring leafy views and a period feature fireplace add to its charm

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On the second floor, a bright galleried landing, with feature glazing, provides a utility area and a discreet study area. The three double bedrooms also extend from here

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Residents have access to landscaped communal gardens, with sweeping lawns framed by mature trees and colourful planting beds

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The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre

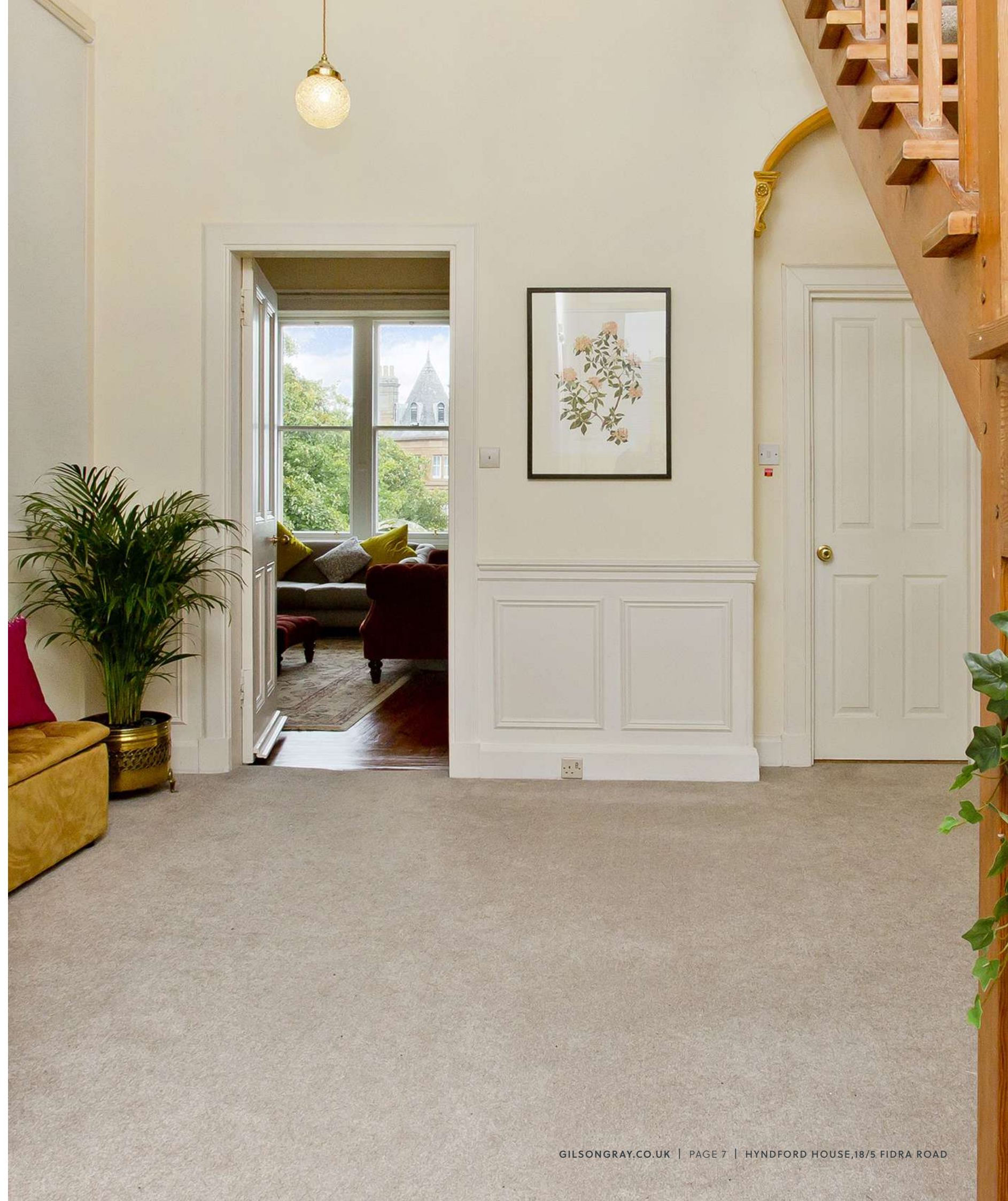


AN EXCLUSIVE DOUBLE-UPPER APARTMENT

Part of a stunning, B-listed, nineteenth-century villa in sought-after North Berwick, this three-bedroom double-upper apartment is an exclusive, rarely available coastal property. Brought to market in move-in condition, it offers a wonderful seaside residence for families, set within easy reach of the beach and all the town has to offer. The home occupies the first and second floor, and has a private studio at ground level. Furthermore, it enjoys panoramic sea views and shared access to the villa's beautiful landscaped gardens.

A WARM WELCOME

The home is reached via a charming communal hallway, where a traditional staircase rises to the apartment's front door. It is a fantastic first impression, which extends inside the property, with a naturally-lit reception hall immediately setting the standards of the accommodation.



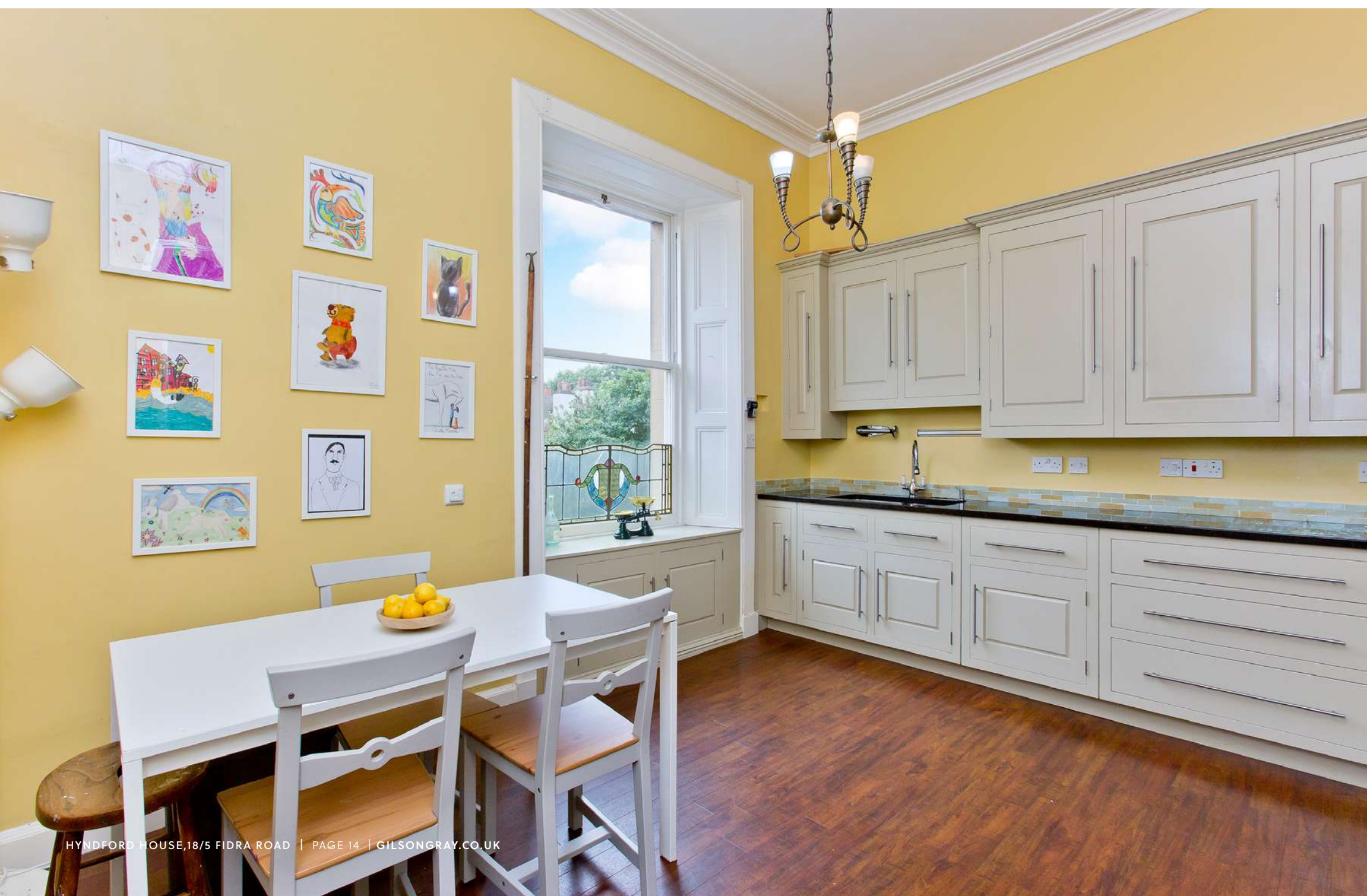


AN ELEGANT LIVING ROOM & DINING AREA

On the left, the living room has generous proportions for a wide choice of comfy lounge furnishings, in addition to a large nook that is perfect as a set dining area. It is elegantly decorated in neutral tones and brightly illuminated by three windows. This inviting space is finished with an ornate ceiling rose and handsome feature fireplace.







A LARGE DINING KITCHEN

The dining kitchen is at the opposite end of the hall, enjoying a large footprint to accommodate a table and chairs for family meals. It is lit by a window with lovely stained-glass detailing, and is well-appointed with excellent cabinet storage and worksurface space. Chic splashback tiles and seamlessly integrated appliances add the final touches to the attractive design.



BRIGHT, SPACIOUS UPPER HALL WITH UTILITY AND STUDY AREA

On the second floor, a bright galleried landing, with feature glazing, provides a utility area and a discreet study area.

THE SLEEPING QUARTERS

The three double bedrooms also extend from here, including the generous principal bedroom which has the largest footprint.



BOASTING STUNNING VIEWS OVER THE SEA





Along with the second bedroom (which has a charming window seat), it further boasts stunning views over the sea. All three bedrooms are decorated in light hues and laid with snug carpeting.



A MODERN BATHROOM & SEPARATE UTILITY SPACE

Serving the bedrooms is a modern bathroom, fitted with a four-piece suite. It includes a wash basin, a toilet, a towel radiator, a shower cubicle, and a bath with a handheld shower. Handily, there is also a WC on the first floor by the living area.



PRIVATE STUDIO

Ideal for arts and crafts and working from home, the property has a private studio accessed at ground level. This spacious and versatile room has an easy up-keep floor and a bay window for lots of natural light. Inspiring leafy views and a period feature fireplace add to its charm.





BEAUTIFUL COMMUNAL GARDENS

Outside, residents have access to landscaped communal gardens, with sweeping lawns framed by mature trees and colourful planting beds. Perfect for adults and children alike, the gardens provide a true haven for relaxing, playing, and socialising in the sun. Conveniently, parking along Fidra Road is on street and unrestricted.

Extras: integrated kitchen appliances to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



NORTH BERWICK, EAST LOTHIAN

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the

volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On the outskirts of the town there is also a large supermarket.

The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with swimming pool, fitness classes and a gym. For the golf enthusiast there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course. North Berwick is known for its outstanding schools,

with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



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