

1 SYDSERF

North Berwick, East Lothian, EH39 5JJ

A UNIQUE DETACHED BUNGALOW

*with an
award-winning
extension*



LAW • PROPERTY • FINANCE

PROPERTY NAME	LOCATION	APPROXIMATE TOTAL AREA:
1 Sydserf	North Berwick, EH39 5JJ	128.4 sq. metres (1382.1 sq. feet)
GROUND-FLOOR	MEZZANINE	The floorplan is for illustrative purposes. All sizes are approximate.



CONTENTS

- 05 Welcome to 1 Sydserf**
Unique, traditional detached bungalow (with an award-winning extension) situated near North Berwick, enjoying a rural location
- 08 Entrance porch**
With space for coat and shoe storage, leading directly into the living accommodation
- 09 Semi open-plan kitchen, living & dining room**
Takes full advantage of the home's rural setting, with views over the gardens and beautiful rolling countryside beyond
- 12 Well-equipped kitchen**
Accompanied by matching wood worktops, neutral splashback tiling, and a double Belfast sink
- 16 The bedrooms**
The main part of the house accommodates three bedrooms, all tastefully decorated and two fitted with carpets
- 19 The unique, contemporary child-focused extension**
A double-height living room which is adjoined by bunk room/nursery with space-saving triple bunks
- 23 The washrooms**
The en-suite shower room is flooded with natural light through a skylight window and features attractive tiling
- 25 Gardens & parking**
Generous garden grounds, offering serene outdoor spaces to relax and enjoy the tranquil surroundings and far-reaching views
- 26 North Berwick, East Lothian**
One of Scotland's best coastal resorts, surrounded by beautiful beaches



Welcome to 1 SYDSERF

Unique, traditional detached bungalow (with an award-winning extension) situated near North Berwick, enjoying a rural location, with views to Edinburgh, and offers four/five bedrooms, a large open-plan living area, a bathroom, and an en-suite shower room, plus delightful gardens and a private, multi-car driveway.

GENERAL FEATURES

Traditional detached bungalow near North Berwick
Tranquil, rural location
Award-winning, unique extension
Wonderful views as far as Edinburgh
EPC Rating - D | Council Tax band - D

ACCOMMODATION FEATURES

Entrance porch
Open-plan kitchen/living/dining room
Principal bedroom with dressing room and en-suite
Three further flexible bedrooms
One mezzanine level bedroom
Family bathroom with shower-over-bath

EXTERIOR FEATURES

Generous garden grounds
Large private driveway
Stone-built pizza oven
Three locked storage sheds



ENTRANCE PORCH

A welcoming introduction

Welcoming you into the property is a light-filled entrance porch, with space for coat and shoe storage, leading directly into the living accommodation.



SEMI OPEN-PLAN KITCHEN, LIVING & DINING ROOM

The living and dining room spans an impressive footprint, offering plenty of space for configurations of lounge and dining furniture. A southwest-facing bay window provides an ideal space for a dining table and chairs and takes full advantage of the home's rural setting, with views over the gardens and beautiful rolling countryside beyond.





The room further benefits from neutral décor, cleverly designed, bespoke fitted bookcases, and wood flooring, whilst a Hwam wood-burning stove creates a warm atmosphere and a homely focal point around which furniture can be arranged.



A homely space for everyday family life and entertaining, with views over the gardens and beautiful rolling countryside beyond...



THE KITCHEN



A well-equipped space for cooking

In the adjoining kitchen, a selection of fitted solid wood cabinets are accompanied by matching wood worktops, neutral splashback tiling, and a double Belfast sink. A useful clothes pulley also features, and the kitchen affords access to a rear porch with built-in boiler and airing cupboards and an external entrance.



Neutral
splashback
tiling, and
a double
Belfast sink



THE BEDROOMS

Tranquil sleeping areas with flexibility for use

The main part of the house accommodates three bedrooms, all tastefully decorated and two fitted with carpets, with the third featuring wood flooring. The smallest bedroom offers potential to be used as a home office – ideal for those who work or study from home.





THE UNIQUE, CONTEMPORARY CHILD-FOCUSED EXTENSION



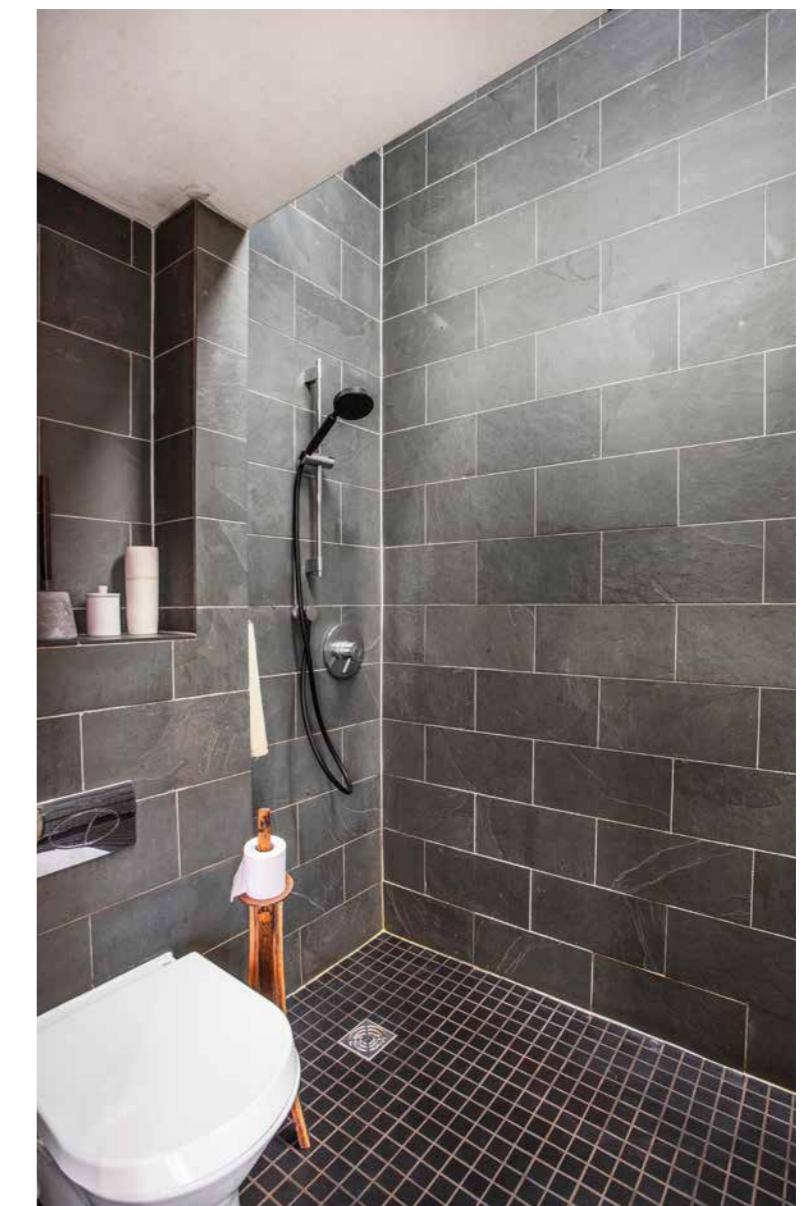
The unique, contemporary child-focused extension is home to a double-height living room which is adjoined by bunk room with space-saving triple bunks (with a climbing net for access), and a dressing room (with access out onto a sheltered patio and the garden beyond) leading to an en-suite shower room. The living area has the potential to be used as an extra bedroom, owing to a mezzanine level bedroom (accessed via a ladder) providing a comfortable sleeping area. The extension has won the architect (Sutherland & Co) two awards: The Saltire Society Housing Design Awards 2019 (commendation for single dwelling) and The Edinburgh Architectural Association Design Awards 2016 (small projects award).

"...The living area has the potential to be used as an extra bedroom, owing to a mezzanine level bedroom..."





THE WASHROOMS



A unique en-suite & a family bathroom

The en-suite shower room is flooded with natural light through a skylight window and features attractive tiling, a large shower area, a WC, and a basin, whilst the family bathroom, in the main house, comprises a bath with an overhead shower and a glazed screen, a basin set into storage, a WC, and a tall chrome towel radiator.



GARDENS & PARKING

Vast gardens and extensive private parking



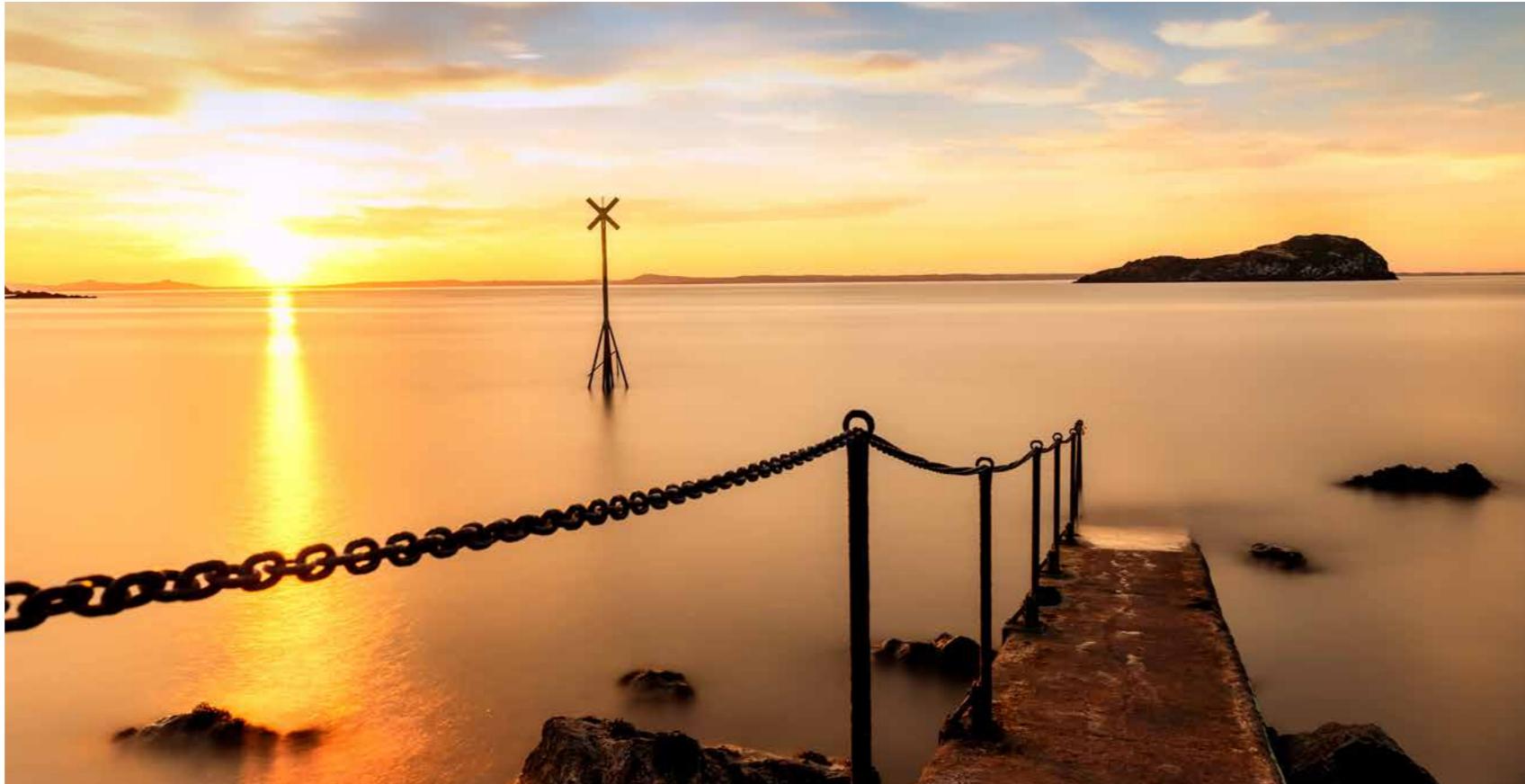
Externally, the home is complemented by generous garden grounds, offering serene outdoor spaces to relax and enjoy the tranquil surroundings and far-reaching views, with a built-in pizza oven, spacious lawns, areas for outdoor seating, established trees and hedging, a vegetable patch, a hen coop, an external fish tank, and a wealth of fruit trees, including apple, pear, cherry, damson, and olive trees. A large driveway offers excellent private parking. The home also benefits from solar panels.

Extras: Kitchen appliances comprising an Aga stove and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

NORTH BERWICK

East Lothian

This delightful property enjoys a tranquil, rural location near the hamlet of Kingston, just three miles from North Berwick. The exclusive 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. The town also has two large supermarkets. 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.



Gilson Gray East Lothian | 33 Westgate, EH39 4AG | 01620 893 481

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