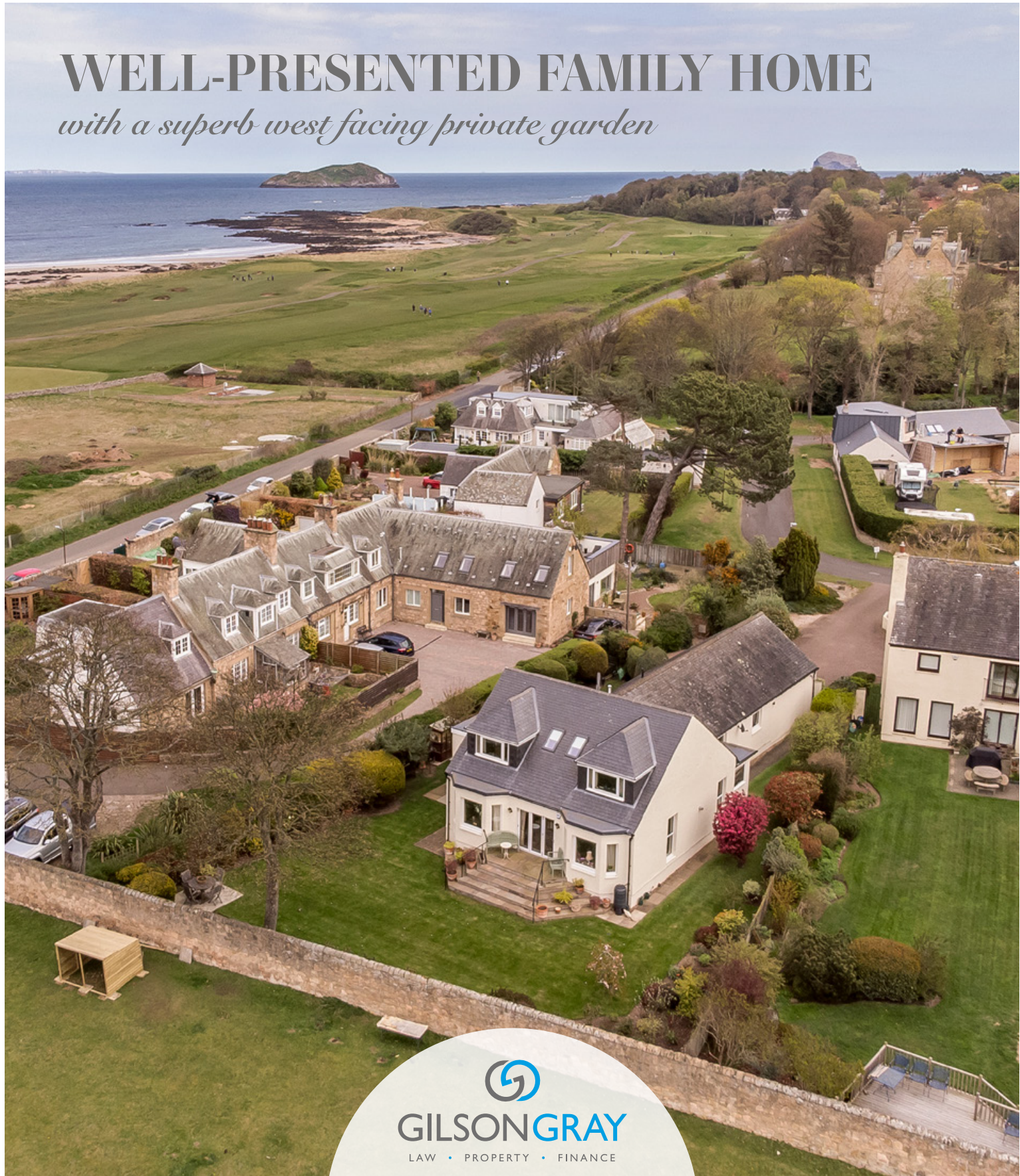


# FIDRA COTTAGE

Westerdunes Park, North Berwick, EH39 5HJ

## WELL-PRESENTED FAMILY HOME

*with a superb west facing private garden*



**GILSON GRAY**

LAW • PROPERTY • FINANCE



PROPERTY NAME

LOCATION

APPROXIMATE TOTAL AREA:

Fidra Cottage

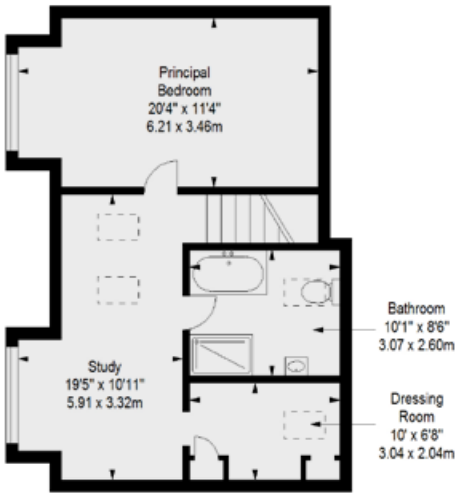
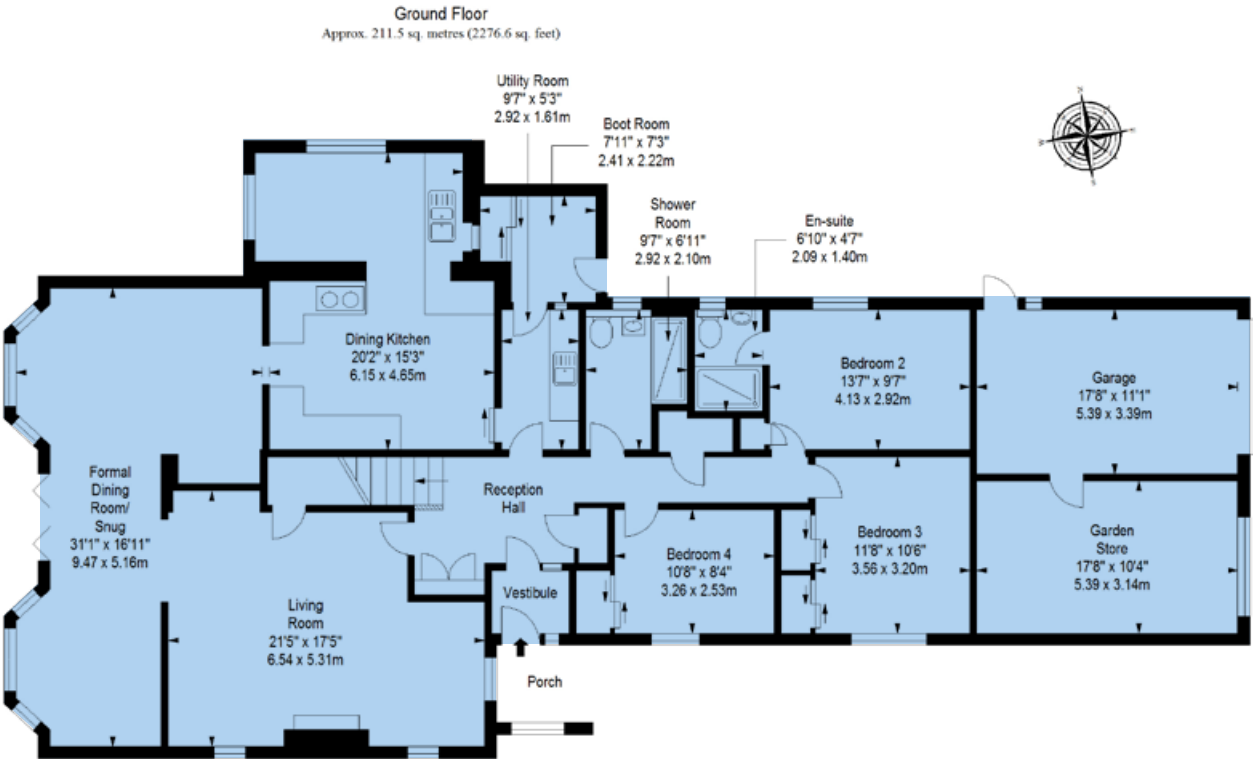
North Berwick, EH39 5HJ

211 sq. metres (2276 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

The floorplan is for illustrative purposes.  
All sizes are approximate.



# CONTENTS

- 07

Entrance

Welcome to Fidra Cottage
- 08

Living room

Generous room for relaxing with family
- 12

Dining room/snug

Formal dining space with adjoining sitting area
- 15

Dining kitchen

Attractive, well-equipped kitchen with additional dining area
- 18

Bedrooms

Well-proportioned and versatile sleeping areas
- 23

Washrooms

The property has two shower rooms and a family bathroom
- 24

Gardens & parking

Beautiful garden grounds and excellent private parking
- 27

Area

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts





# Welcome to FIDRA COTTAGE

Fidra cottage is a well presented family home that has been extensively modernised and extended by the present owners. The property is formed over two levels and comprises two reception areas, a dining kitchen, four bedrooms, a study, a bathroom, and two shower rooms, plus generous, beautifully maintained gardens, an attached single garage, and a private driveway.

## GENERAL FEATURES

- Small, exclusive development on the outskirts of North Berwick
- Charming detached cottage
- Spacious and versatile accommodation
- Muted décor and some modern touches
- EPC Rating - C | Council Tax band - G

## ACCOMMODATION FEATURES

- Porch, entrance vestibule, and hall with storage
- Large living room with dual-aspect windows and fireplace
- Open-plan formal dining room and snug/family room
- Attractive kitchen with adjoining dining area
- Utility room and boot room
- Four versatile bedrooms
- One dressing room
- One en-suite shower room
- Additional shower room
- Four-piece family bathroom

## EXTERIOR FEATURES

- Beautifully maintained, mature garden grounds
- Attached single garage
- Private driveway





# ENTRANCE

## Welcome to Fidra Cottage

The home's front door is conveniently sheltered within a porch and opens into a practical entrance vestibule, flowing through to a hall with excellent built-in storage.





# LIVING ROOM

Generous room for relaxing  
with family



The living room is a generous reception area that spans a spacious footprint, allowing for various configurations of lounge furniture. It is neutrally decorated fitted with a carpet, and features an attractive fireplace with a gas fire inset, offering a warming focal point.





The living room is a generous reception area that spans a spacious footprint





# DINING ROOM/SNUG

## Formal dining space with adjoining sitting area

The dining room is conveniently connected to the living room, creating a sociable flow of reception space that is perfect for both everyday family life and entertaining alike. Space is provided for a cosy snug set next to a small bay window overlooking the lovely gardens, whilst the generous dining space can comfortably accommodate a ten-seater table alongside additional furniture and is set next to a door to the kitchen.







## DINING KITCHEN

### Attractive, well-equipped kitchen with additional dining area

The kitchen is exceptionally well-appointed with a wide range of attractive, timeless cabinetry and ample workspace, with space in the middle for a central island or a small breakfasting area – perfect for morning coffee! A large adjoining area offers an additional dining area, ideal for casual weeknight meals, breakfasts, and socialising while cooking. The kitchen is further supplemented by a utility room and a boot room.



Timeless cabinetry, ample  
workspace, with space  
in the middle for a  
central island





# BEDROOMS



## Well-proportioned and versatile sleeping areas

The cottage accommodates four well-proportioned bedrooms, two of which are accompanied by built-in wardrobes, whilst one other has a cupboard. The principal bedroom is situated on the first floor, approached via a staircase and a spacious landing which lends itself perfectly to a study/home office space – perfect for those requiring peace and quiet to work or study from home. It is also supplemented by a dressing room. One of the smaller bedrooms could be used as a separate home office if desired.











# WASHROOMS

## Three modern washrooms



The property has two shower rooms and a family bathroom. One of the shower rooms is an ensuite and comprises a large shower enclosure, a WC-suite, a vanity cabinet, and a chrome towel radiator, whilst the other comes with a walk-in enclosure with a rainfall showerhead, a basin set into storage, a WC, and a towel warmer. The four-piece family bathroom features a bath with a shower attachment, an oversized shower enclosure, a WC-suite, and vanity storage.





## GARDENS & PARKING

Beautiful garden grounds and excellent private parking

Externally, the cottage is enveloped by beautifully maintained, mature garden grounds, with spacious, manicured lawns, a wealth of lovely leafy trees and shrubs, patio areas for outdoor seating, and a partial walled border. Private parking is provided by an attached single garage (with a large adjoining garden store) and a multi-car driveway.

Extras: Everhot stove will be included in the sale. Some light fittings will not be included. Please note, no warranties or guarantees shall be provided for the appliances.





# 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. 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

GILSONGRAY.CO.UK

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove

Zoopla.co.uk

PrimeLocation  
Find the home you deserve

ēspc

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.