

# 1 KINGS KNOLL GARDENS

24 Clifford Road, North Berwick, East Lothian, EH39 4PP

**SUBSTANTIAL**  
*detached family home*



**GILSON GRAY**  
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1 KINGS KNOLL  
GARDENS



**PROPERTY NAME**

1 Kings Knoll Gardens

**LOCATION**

East Lothian, EH39 4PP

**APPROXIMATE TOTAL AREA:**

255 sq. metres (2744 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

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



# Welcome to 1 KINGS KNOLL GARDENS



Enjoying a tranquil leafy setting within the desirable coastal town of North Berwick, this substantial modern detached house represents a superior family home with five bedrooms, two bathrooms, multiple living spaces, delightful south-facing gardens, and ample private parking.

## GENERAL FEATURES

Exclusive leafy setting  
Conveniently close to amenities  
Substantial detached family home  
EPC Rating - C | Council Tax band - G  
Home report value - £940,000

## ACCOMMODATION FEATURES

Practical entrance vestibule  
Reception hall with storage & WC  
Elegant living room  
Formal dining room  
South-facing conservatory  
High-end classic kitchen with dining area  
Five double bedrooms  
En-suite bathroom  
Family bathroom  
Utility room  
Good built-in storage  
Gas central heating  
Full double glazing

## EXTERIOR FEATURES

Established south-facing gardens  
Fully enclosed to the rear  
Attached single garage  
Large private driveway



## ENTRANCE

Enchanting  
situation  
promising serenity  
and convenience

Nestled within a leafy cul-de-sac, less than a mile from North Berwick's beach, central amenities, and train station, this charming detached house offers over 2500 square feet of versatile, family-oriented accommodation including five double bedrooms, two bathrooms, outstanding storage, and a selection of spacious living areas. The exclusive modern home is accompanied by excellent private parking and beautiful south-facing gardens whose mature borders create idyllic seclusion.

Welcoming you into the home is a bright vestibule affording access to a reception hall housing the handy features of built-in storage and a WC cloakroom.



# RECEPTION ROOMS

## A social arrangement of rooms for relaxation and entertaining all year round

Leading off the hall is a generous living room centred around an elegant fireplace with a gas fire. From here, French doors lead into a formal dining room and a south-facing conservatory opening onto a decked terrace and the garden beyond. Also accessible from the hall is a spacious dual-aspect family room enjoying garden access and a homely gas stove.







# KITCHEN

## Classicaly-styled

The kitchen is conveniently positioned beside the dining room, with both spaces accessible from the hall. Appointed in tasteful natural tones, the classically-styled kitchen comes well-equipped with fitted cabinets and illuminated granite worktops, with a deep Belfast sink and an AGA range cooker adding to the timeless country charm. The space also accommodates a seated dining area perfect for casual meals and socialising when cooking, whilst an adjoining utility room provides a discreet laundry area with white goods and external access.

The space also accommodates a seated dining area perfect for casual meals and socialising



# BEDROOMS

Generous sleeping accommodation  
with plentiful storage



Upstairs, an airy landing (with loft access and built-in storage) leads to a principal bedroom suite, three further double bedrooms (two with fitted wardrobes), and a bright guest bedroom (a generous double) boasting incorporated wardrobes and French windows with a Juliet balcony framing a relaxing leafy vista. The principal bedroom is complemented by a fitted wardrobe and a luxurious en-suite bathroom featuring a WC-suite, a bidet, and a bath with an overhead shower. The remaining bedrooms are served by a bright family bathroom with a WC, a basin, and a shower-over-bath. The house is kept warm and efficient by gas central heating and full double glazing.



The principal bedroom is complemented by a fitted wardrobe and a luxurious en-suite bathroom





## BATHROOMS

### Two bright washrooms

The principal bedroom is complemented by a luxurious en-suite bathroom featuring a WC-suite, a bidet, and a bath with an overhead shower. The remaining bedrooms are served by a bright family bathroom with a WC, a basin, and a shower-over-bath.





# SOUTH-FACING GARDENS and outstanding private parking



Outside, the house is hugged by exquisite gardens featuring neat lawns, established leafy borders, and south-facing terraces for seating and alfresco dining. Finally, a sweeping driveway and an attached single garage provide private multi-vehicle parking.



## 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

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