

25 STATION HILL

North Berwick, East Lothian, EH39 4AS

UNIQUE
*& characterful house
in North Berwick*

PROPERTY NAME

25 Station Hill

LOCATION

East Lothian, EH39 4AS

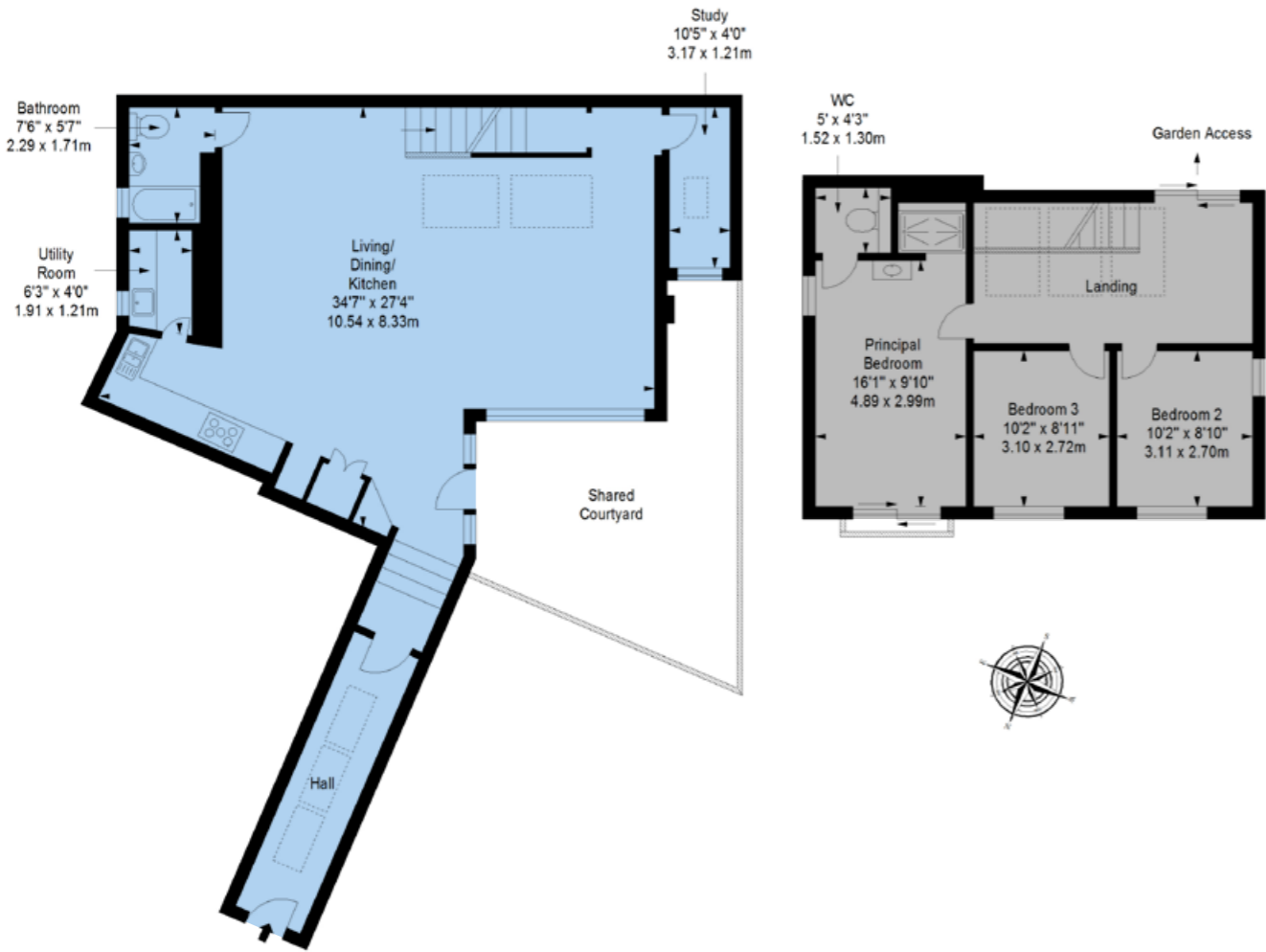
APPROXIMATE TOTAL AREA:

143.2 sq. metres (1541.4 sq. feet)

GROUND-FLOOR

FIRST-FLOOR

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



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Area

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






25 STATION
HILL



WELCOME TO

25 Station Hill

A unique and characterful three-bedroom house with generously proportioned accommodation and stylish contemporary interiors, offering a sought-after coastal lifestyle in the picturesque East Lothian town of North Berwick, accompanied by a south-facing garden and on-street parking.

GENERAL FEATURES

A unique and characterful house
In the coastal town of North Berwick
Near the beaches and amenities
Stylish contemporary interiors
EPC Rating - C | Council Tax band - F

ACCOMMODATION FEATURES

Naturally-lit entrance hall
Open-plan kitchen/living/dining room
Attractive kitchen design
Bright study for working from home
Stylish principal suite with a shower and WC
Two additional double bedrooms
Family bathroom with three-piece suite

EXTERIOR FEATURES

Landscaped south-facing rear garden
On-street parking in the vicinity



ENTRANCE

A bright & welcoming introduction

Set away from the main road in a quiet location, this three-bedroom house has an enviable position in the heart of North Berwick, within easy strolling distance of the beautiful beaches, local amenities, schools, and bus and rail links (with the train station just a 1-minute walk away, eliminating the necessity to own a car). It is a large and unique residence with modern interior design and spacious rooms, including an expansive open-plan reception area. The property further benefits from a lovely south-facing rear garden. It is an impressive family home, which is sure to be in high demand, especially with its sought-after coastal location.

The home's private front door opens with a warm welcome into a hall that is bathed in natural light from overhead skylights. With its airy ambience and modern styling, it sets a fantastic first impression.



RECEPTION ROOMS

An open-plan reception room with expansive dimensions

The open-plan kitchen, living and dining room has a substantial footprint to allow each section to have its own sense of space. It accommodates an excellent choice of comfy lounge furnishings and a table and chairs. Plus, it is flooded in daily light from dual-aspect windows. Furthermore, the space is neutrally decorated and laid with wooden floorboards, creating a minimalist-inspired aesthetic that is easy to style. It has built-in storage, and has direct access to a shared courtyard. Adjacent to this reception room, there is a bright study providing a secluded area for working from home.



**Flooded in daily light from
dual-aspect windows**



AN ATTRACTIVE KITCHEN

arranged to maximise space

The kitchen itself is discreetly zoned to maximise the useable floorspace. It is fitted with base cabinets and topped with an L-shaped worksurface, appointed in dark blue and wooden tones (respectively). It is an attractive design that adds to the style of the open-plan room. In addition, it comes with a range of integrated and freestanding appliances. A neighbouring utility room supplements the kitchen with a discreet space for laundry.



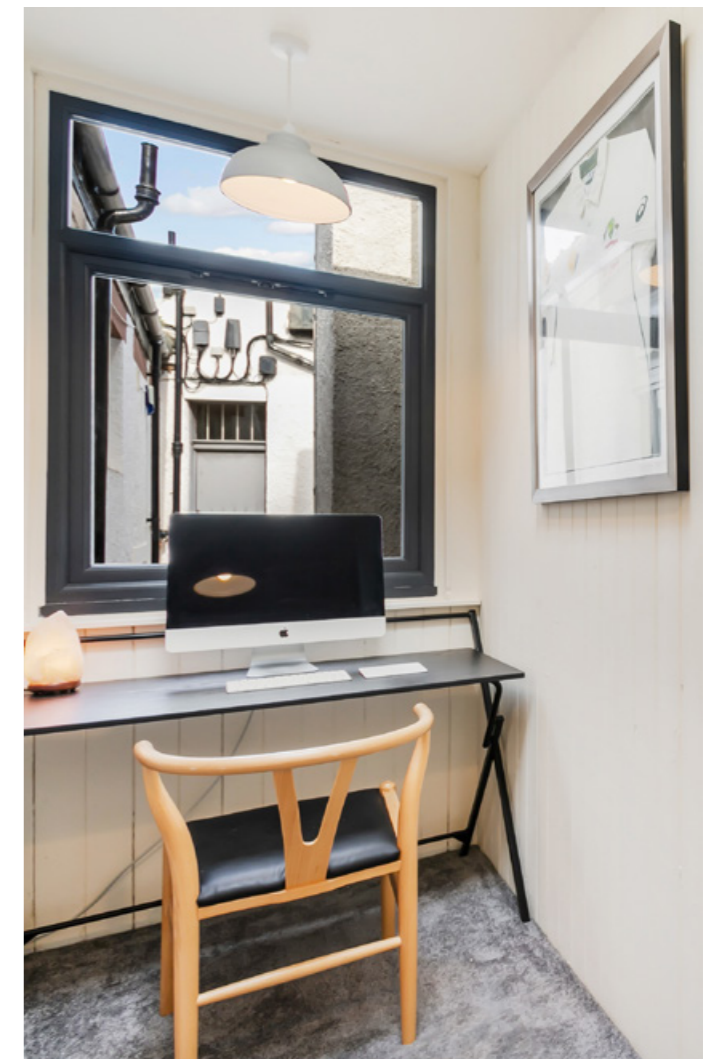




BEDROOMS

A stylish principal suite and two double bedrooms

Upstairs, a brightly lit landing has garden access and a feature glass-panelled floor, peering down into the living area to allow extra light to flow throughout. The three double bedrooms extend from here. The dual-aspect principal bedroom has the largest footprint, boasting an ultra-modern aesthetic and a Juliet balcony. Laid with floor tiles, this stylish room further benefits from an open rainfall shower, a washbasin, and a private WC. The two remaining bedrooms are both carpeted, and one is also enhanced by dual-aspect windows.



**The dual-aspect principal
bedroom boasts an ultra-modern
aesthetic and a Juliet balcony**





EN-SUITE

A tasteful shower room



BATHROOMS

A chic family bathroom with nautical décor

In addition to the principal suite's washroom facilities, there is also a three-piece family bathroom by the living area. Finished with aqua-hued tiles and nautical-themed décor, this chic space is comprised of a toilet with a bidet hose, a storage-set washbasin, and a bath with a handheld shower.





GARDEN & PARKING

A landscaped rear garden with a south-facing aspect

To the rear of the property, there is an enclosed garden that boasts a suntrap, south-facing aspect. It is well maintained and features a neat lawn, framed by mature planting, and a decked area for alfresco dining in the summer. On-street parking is also available in the vicinity.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances (five-burner gas hob and an oven/grill) a fridge/freezer, a dishwasher, and a washing machine 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

Surrounded by beautiful beaches and offering a lively and vibrant town centre

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. Body



One of Scotland's best coastal resorts





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

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