



GARDEN STIRLING BURNET

18/7 FIDRA ROAD
NORTH BERWICK, EAST LoTHIAN, EH39 4NF



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Welcome to a rarely available main-door second-floor apartment with three double bedrooms, offering spacious accommodation with an abundance of traditional charm and sympathetic interior design. This exceptional home is part of an imposing late-nineteenth century (B-listed) Hyndford House villa, set within the North Berwick conservation area, just a short walk from the coastal town's spectacular beaches, as well as its own unique tunnel access to the Marina Hotel with a sports club, spa, swimming pool, and a cosy pub with sea views. It further boasts a large reception room and breakfasting kitchen, as well as magnificent communal gardens and original features. The home's private front door opens to a stunning spiral staircase that leads up to the second-floor accommodation. It is a unique and characterful introduction, which is further cemented by a hall with built-in storage. In the living/dining room, striking blue décor is paired with white detailing and rich wooden floorboards, creating a sumptuous aesthetic. The room is generously proportioned for a variety of furnishings, and it is bathed in light from dual-aspect windows to the south and west. A handsome fireplace adds the finishing touch. Next door, the breakfasting kitchen has a well-appointed range of base and wall cabinets alongside ample work surface space, backed by chic splashbacks. It features a serving hatch to the living area and ample room for a table.

FEATURES

- A rarely available second-floor apartment
- Part of a B-listed late-Victorian villa
- Within the North Berwick conservation area
- Unobstructed views over the sea
- Sympathetic interior design and period features
- Private entrance to stunning spiral staircase
- Hall with built-in storage
- Large living/dining room with dual-aspect windows
- Well-appointed breakfasting kitchen
- Three double bedrooms
- Modern 2pc shower room and separate 2pc WC
- Impressive wraparound communal gardens
- Unrestricted on-street parking
- New electric heating and secondary-glazed sash windows





Meanwhile, the three double bedrooms all enjoy attractive décor and wooden floorboards. The south-facing principal bedroom boasts a very large footprint, as well as built-in storage and a feature fireplace. The second bedroom also has a beautiful feature fireplace and unobstructed views across the sea, while the third bedroom ensures homeowners have the additional space and versatility to suit their needs. The interiors are finished by a modern two-piece shower room (with plumbing for a washer) and a separate two-piece WC. The property has new electric heating and secondary-glazed sash windows. Outside, homeowners have shared use of the impressive wraparound gardens, providing a wealth of space to explore. These include sweeping lawns with mature plants and trees, communal drying facilities, and dedicated plant beds adding to the natural beauty. Parking in the area is on street and unrestricted.

Extras: all fitted floor coverings, light fittings, electric cooker, fridge/freezer, and dishwasher to be included.







North Berwick, East Lothian

North Berwick is one of Scotland's most desirable coastal resorts. It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). The coastline of North Berwick forms a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.







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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

