

SIMPSON & MARWICK



Hope Cottage, 53 Westgate, North Berwick, East Lothian, EH39 4AG



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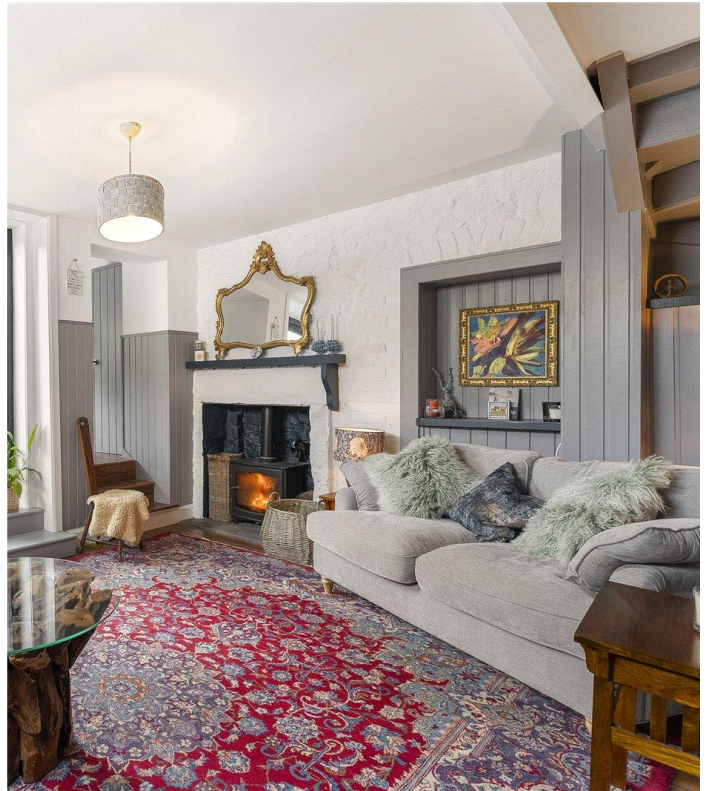
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EPC: D (57)

Council Tax - D

A hidden gem in the heart of North Berwick, full of charm, character and style.



- Charming & unique home presented in excellent move-in condition throughout
- Prime central North Berwick location, moments from amenities & the beach
- Beautiful sitting room with wood-burning stove
- Well-equipped galley kitchen overlooking the garden
- Flexible third bedroom/dining room on the ground floor
- Two further characterful bedrooms
- Stylish, newly completed bathroom with contemporary tiling
- Private patio & tiered garden, with seating areas & planting
- Excellent external storage including utility/drying space & additional stores

Hope Cottage is a charming and truly unique home, quietly tucked away in the heart of North Berwick. Hidden behind Westgate and accessed via a quaint vennel, the property enjoys a peaceful and private setting while being just moments from the town's excellent amenities and coastline.

On entering, a welcoming hallway with wooden flooring and a staircase immediately sets the tone for the character found throughout the home. The sitting room is a particularly appealing space, bright and inviting, with a modern cottage feel. A wood-burning stove, combined with a mix of exposed stonework and panelling, creates a warm and stylish atmosphere, while direct access to the patio enhances the connection to the outdoors.

The galley kitchen is well arranged and thoughtfully designed, offering good cupboard space, a range of appliances and a traditional Belfast sink. A breakfast bar provides a lovely spot to sit and enjoy views of the patio and garden.

Also on the ground floor is a versatile room, currently used as a dining room but equally suited as a third bedroom, offering flexibility to suit a variety of needs.

Upstairs, the character continues. The principal bedroom overlooks the rear garden and features a cast iron fireplace, while the second bedroom to the front benefits from a quirky light well that floods the space with natural light. A beautifully finished, recently completed bathroom with sleek tiling and a shower over the bath completes the internal accommodation.

Externally, the property enjoys a delightful outdoor setting. A private patio area leads to a tiered garden, with steps rising to a further seating area ideal for enjoying the sun. The garden is enhanced by attractive planting and a feature olive tree, creating a peaceful and inviting space. Practicality is also well considered, with an external store currently used as a utility/drying area, additional storage space beside the property, and a further store located within the vennel.

Presented in excellent condition throughout, Hope Cottage offers a rare opportunity to acquire a characterful and beautifully maintained home in a prime central North Berwick location.

Location

North Berwick lies on the East Lothian coast within easy commuting distance of Edinburgh and is one of the most sought-after towns in the county. It has a busy high street, with a wide range of local shops and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel. The town provides excellent local primary schooling and the well-regarded North Berwick High school. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, Loretto in Musselburgh with further choices available in Edinburgh. East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services.

Fixtures and Fittings

All fitted floor coverings, blinds, curtains, selected light fittings, freestanding fridge/freezer, oven, dishwasher, washing machine and tumble dryer are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick

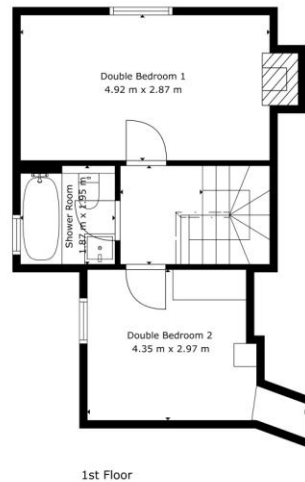
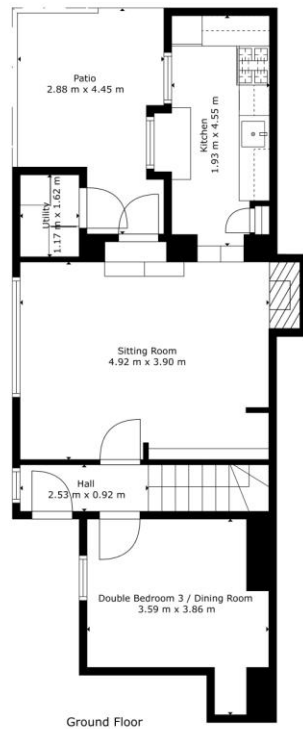


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Approx. Gross Internal Area:
882.641 Sq Ft (82 Sq M)

For Identification purposes only. Not to scale.



Simpson and Marwick

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		