

8D KIRK PORTS

North Berwick, East Lothian, EH39 4HL

CHARMING GROUND-FLOOR FLAT

within a traditional red sandstone property



GILSON GRAY

LAW • PROPERTY • FINANCE

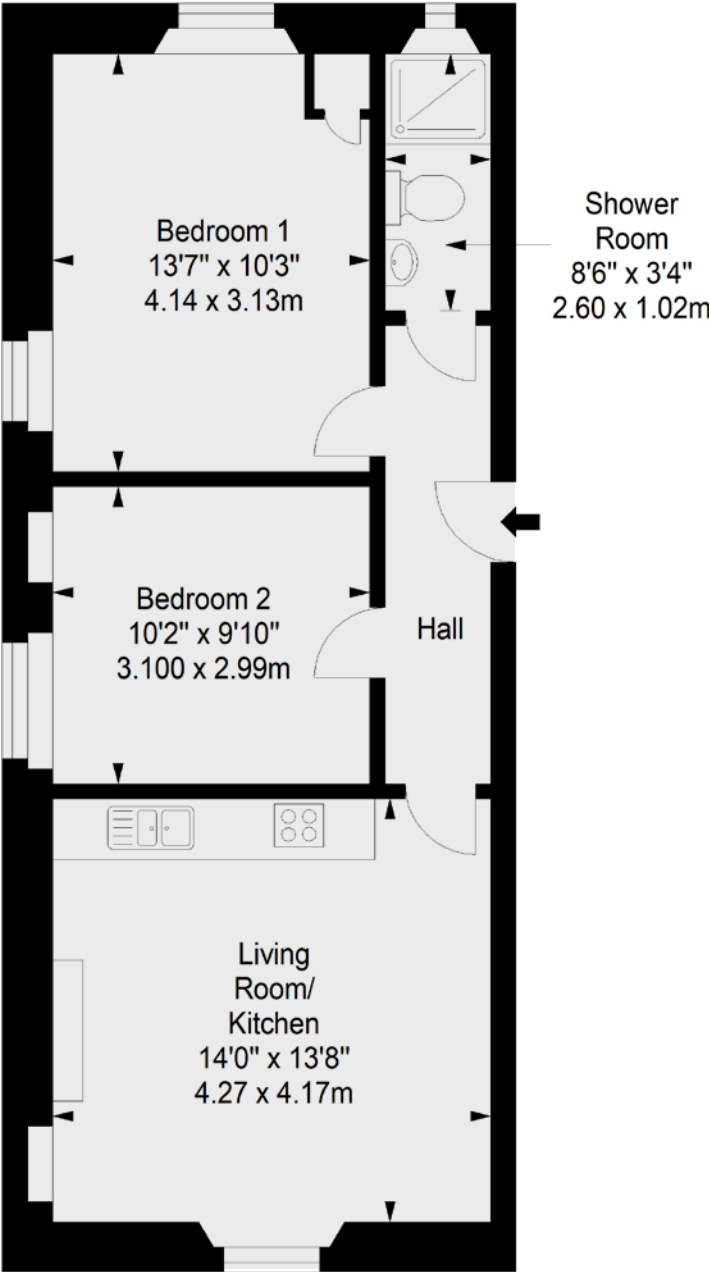
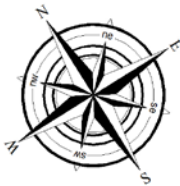
PROPERTY NAME
8D Kirk Ports

LOCATION
East Lothian, EH39 4HL

APPROXIMATE TOTAL AREA:
53.7 sq. metres (578 sq. feet)

GROUND-FLOOR

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



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North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming a significant stretch of the John Muir Way



CHARMING

coastal town home in the heart of North Berwick

A charming two-bedroom home in desirable North Berwick, this beautifully presented ground-floor flat combines tasteful contemporary interiors with sociable open-plan living, a shared courtyard garden, and convenient on-street parking. Its central position places the High Street, sandy beaches, scenic open spaces, and rail links to Edinburgh all within easy reach.

GENERAL FEATURES

Prime central setting in desirable North Berwick
Peaceful conservation-area street just off the High Street and next to the 11-hectare Lodge Grounds
Charming ground-floor flat within a traditional red sandstone property
Beautifully presented contemporary interiors with characterful detailing
Easy reach of sandy beaches, well-regarded schools, and rail links to Edinburgh
EPC Rating - D | Council Tax band - B

ACCOMMODATION FEATURES

Secure shared vestibule and welcoming private entrance hall
South-facing open-plan living, dining, and kitchen space
Characterful living area with log burner, cornicing, and open shelving
Stylish oak-look kitchen with integrated appliances
Two peaceful double bedrooms with high-level windows, open wardrobes, and raised shelving
Modern shower room with walk-in rainfall shower and vanity storage

EXTERIOR FEATURES

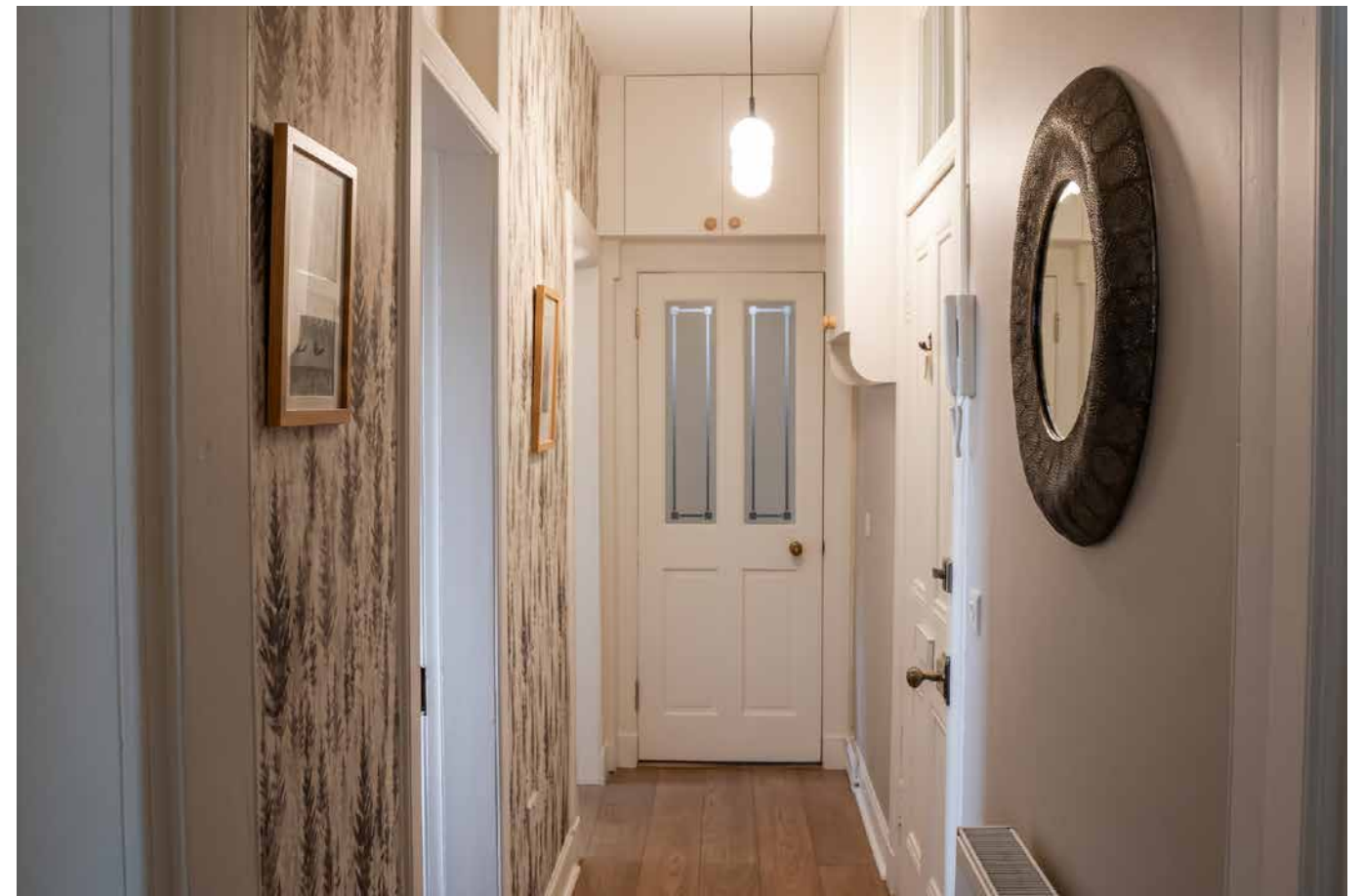
Enclosed shared gravelled courtyard with planted borders
Outdoor seating and dining space for residents to enjoy
Private timber shed providing useful external storage
Unrestricted on-street parking along Kirk Ports





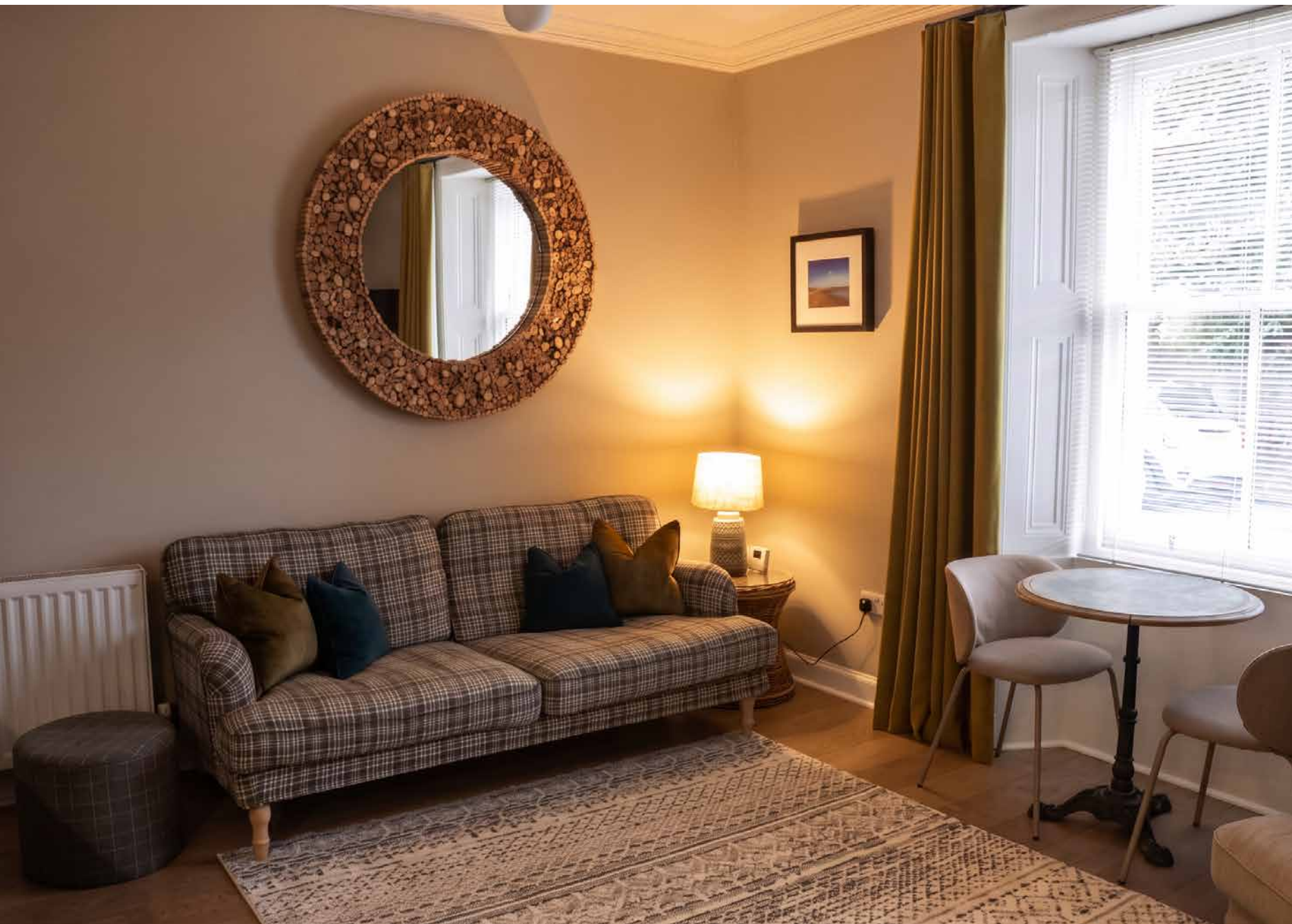
A welcoming ENTRANCE

A shared vestibule with secure entry leads to the private front door and into an entrance hall. Neutral décor is enlivened by a delicate woodland-inspired accent wall, while contemporary oak-look flooring adds warmth and continues into the open-plan living space.



CONVIVIAL OPEN-PLAN

living, dining, and kitchen space



Positioned to the south-facing front and open to the kitchen, the living and dining space is filled with natural light and provides a cosy yet practical setting for relaxation and entertaining. A log burner forms an atmospheric focal point, framed by rich teal wallpaper with a repeating stag motif, while classic cornicing and a useful open-shelved recess add further character.



STYLISH OAK-LOOK KITCHEN

with integrated appliances



The kitchen area has been thoughtfully designed to complement the room, with oak-look cabinetry echoing the flooring, alongside workspace with under-cabinet lighting and a mosaic-tiled splashback. Neatly integrated appliances include a fridge freezer, dishwasher, washing machine, microwave, oven, and induction hob.





TWO PEACEFUL

double bedrooms

Both double bedrooms are calmly decorated in soft neutral tones, with carpeting adding warmth underfoot. High-level windows bring in natural light while retaining privacy, and each room benefits from practical storage, with open wardrobes and discreet raised shelving.

High-level windows, open wardrobes, and raised shelving



A BRIGHT

shower room



A smart modern shower room completes the accommodation, finished with neutral tiling and woodland-inspired detailing that subtly echoes the hall. It includes a walk-in rainfall shower, WC, heated towel rail, and a contemporary vanity basin with useful storage.



SHARED COURTYARD

and on-street parking

To the rear is an enclosed gravelled courtyard with planted borders and space for outdoor seating and summer dining. Residents share the courtyard, while a timber shed provides useful private storage. Unrestricted on-street parking is available along Kirk Ports.

Extras: All fitted flooring, window coverings, light fixtures, and integrated kitchen appliances are included in the sale.



NORTH BERWICK



Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. 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.





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