

18 Keppel Road

NORTH BERWICK, EH39 4QF

Property
PARIS STEELE

01620 497497 | parissteele.com









PROPERTY DESCRIPTION

Beautifully presented and with an idyllic rear garden, this three-bedroom linked-detached home only a short walk from North Berwick Train Station, the High Street, and the beach presents a wonderful and rarely available opportunity for coastal family living.

A neat lawn with borders creates a delightful first impression. From here, a front door opens into a welcoming hallway with handsome wooden flooring and built-in storage that ushers you to an impressive dual-aspect living and dining room.

With sliding doors opening to the south-east-facing rear garden, a crisp neutral colour palette and wooden flooring it exudes a relaxed ambience, ideal for friends and family to enjoy.

A seamless flow then leads into the adjoining south-east-facing kitchen with views across the rear garden. Stylish and contemporary in design, it showcases white wall and floor cabinetry, illuminated butcher block worktops and a metro tiled splashback. Alongside a Belfast sink, high-spec integrated appliances include a hob, oven, and extractor hood. A guest WC completes the ground floor.





Each of the three bedrooms, two doubles and a single is tastefully decorated, with the south-east-facing principal benefitting from built-in wardrobes. They share access to a luxurious bathroom with a hidden cistern WC, washbasin built into vanity and bath with wall-mounted shower.

Boasting an enviable garden room/office, a mature lawn, decking, decorative stones, and established borders the enclosed rear garden has been carefully considered to offer the perfect alfresco escape. A driveway and garage provide excellent parking.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, blinds and curtain poles (not curtains), integrated oven, hob and extractor fan will be included in the sale. The free-standing fridge-freezer may be available by separate negotiation.











PROPERTY FEATURES

- Three-bedroom linked-detached home
- Bright dual-aspect living and dining room
- Garden access from the living room
- Stylish and contemporary south-east-facing kitchen
- Two double bedrooms and a single bedroom
- Family bathroom and guest WC
- Front and south-east-facing rear garden
- Garden room/Office
- Garage and driveway
- Double glazing
- Gas central heating
- EPC - C
- Council tax band - F
- Tenure - Freehold

NORTH BERWICK

Voted by The Sunday Times as the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafès including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.








DIGGERSAURS
PLANET EARTH








PARIS STEELE

Thinking of selling your existing property?

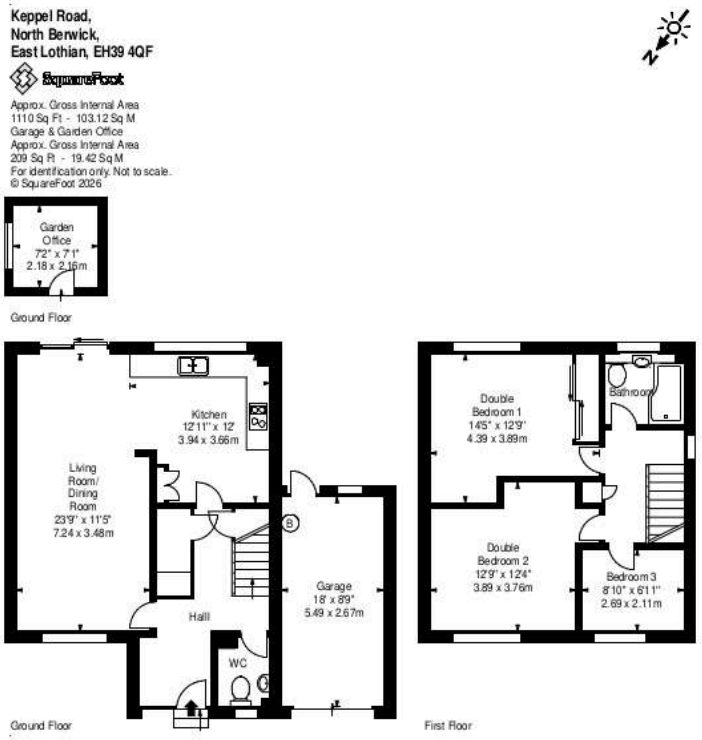
Our experienced and locally based property and legal teams are here to help

- Free property valuations
- Competitive feeds for a bespoke personal service
- Extensive marketing on the leading property portals
- Comprehensive use of social media
- Clear and practical advice

Let's Talk

01620 497 497

property@parissteele.com



Property

PARIS STEELE

Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

espc rightmove

zoopla