



## 11 NUNGATE ROAD

*North Berwick, East Lothian EH39 4PD*



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**A charming, period 1-bedroom cottage in the heart of the popular coastal town of North Berwick, with a colourful garden and private parking space.**

Gullane 4 miles, East Linton 6 miles, Haddington 9 miles,  
Edinburgh City Centre 27 miles (all distances are approximate)

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### Summary of Accommodation

Entrance Hall, Sitting Room, Double Bedroom, Kitchen and Bathroom

**Planning Permission:** Ref: 24/00770/P submitted to extend the cottage

**Garden:** Colourful, mature garden with patio, summer house, garden shed and private parking space

**About: 0.06 acres (0.02 Ha)**



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## Situation:

North Berwick lies on the striking East Lothian coastline with spectacular cliff formations to the east and sweeping sandy beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples, alongside a variety of cafés and restaurants. There are excellent local primary and secondary schools in the area, with the highly regarded North Berwick High School consistently scoring well in national league tables. Other private schools nearby include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh, together with a number of highly rated Edinburgh schools in the city.

For the keen golfer, North Berwick has two excellent golf courses with a variety of prestigious links courses in the local vicinity to include Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness to name but a few. However, for those interested in other sporting pursuits, the town also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, and a luxury spa, gym and leisure club at the nearby Marine Hotel.

Edinburgh can be reached in around 45 minutes by car or 30 minutes by train, with services from North Berwick to Waverley Station in the city centre every 30 minutes at peak times. Consequently, it is little surprise that this affluent coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

## Description

11 Nungate is an attractive stone and slate cottage with a later extension, situated within easy access of North Berwick's railway station, town centre and beach. The cottage has been rented out in recent years and would benefit from upgrading.

An application has been submitted to East Lothian Council to extend the property to the south and remodel the internal accommodation, to create a two-bedroom cottage comprising of an ensuite bedroom, living room/kitchen, utility room, second bedroom and bathroom, as shown on the plans in this brochure.



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At present, the cottage, which has a private parking space, is approached through a gate in the stone garden wall, which opens to a path leading to the front door. Upon entry into the vestibule there is a hallway beyond and a sitting room that has a gas coal-effect fireplace and storage cupboards beneath the window.

The galley kitchen has built-in floor and wall mounted units alongside a gas boiler, which was renewed in 2022. The spacious bedroom features built-in mirrored wardrobes and lies adjacent to the bathroom which has a shower over bath, pedestal washbasin and WC.

The garden lies to the front (west) and south of the cottage, and comprises of separate paved and gravel seating areas interspersed with roses, herbaceous plants and evergreen shrubs. Adjoining the cottage, to the south, is a timber summer house with adjacent patio area and spacious garden shed.

#### **GENERAL REMARKS AND INFORMATION:**

##### **Fixtures and Fittings**

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

##### **Services**

Mains water, gas, electricity and drainage.

##### **Private Road**

11 Nungate Road comes with a one quarter pro indiviso share of 50% of the private road to the north of the property.

##### **Viewing**

Strictly by appointment only with Rettie. 0131 220 4160. Email: [townandcountry@rettie.co.uk](mailto:townandcountry@rettie.co.uk)

##### **Satellite Navigation**

For the benefit of those with satellite navigation the postcode for the property is EH39 4PD.

##### **EPC Rating – Band D**

##### **Local Authority**

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

##### **Council Tax – Band C**

##### **Entry and Vacant Possession**

Entry and vacant possession will be by mutual agreement.

##### **Home Report:**

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.



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### Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Important Notice:

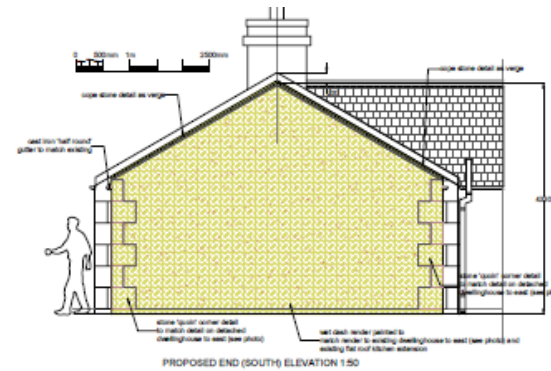
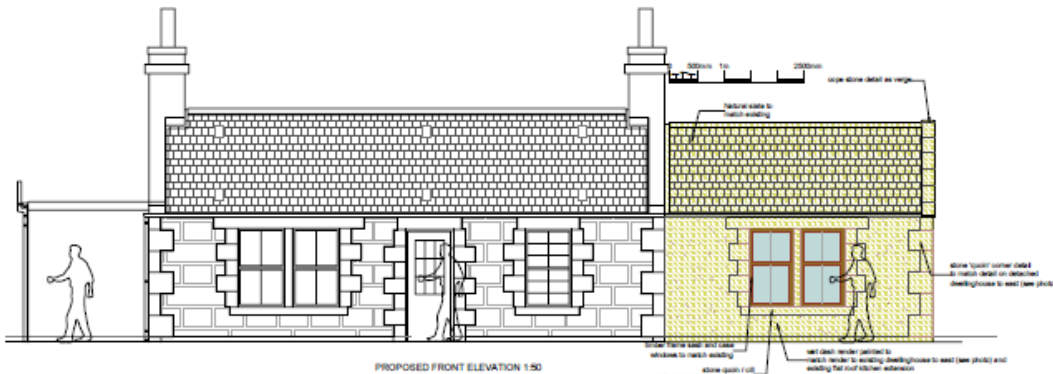
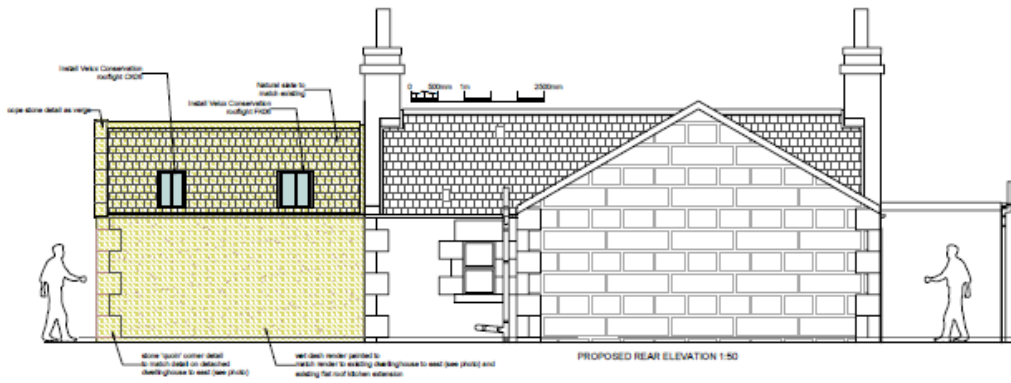
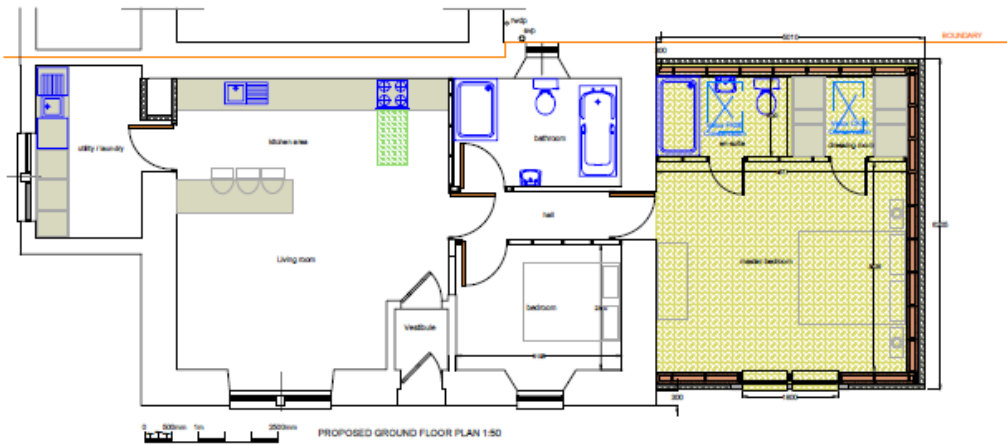
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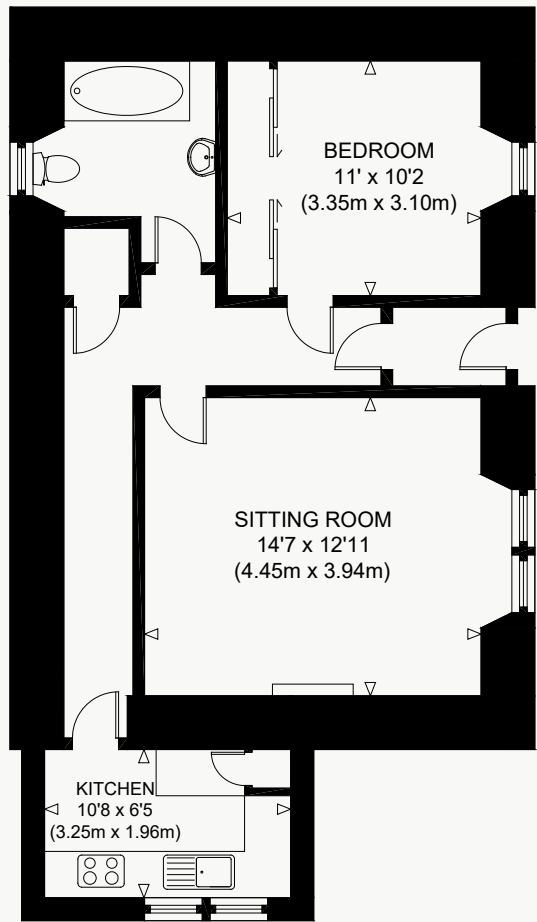


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- The Construction Design and Management Regulations (CDM 2015) requires all contractors to have the skills, knowledge and experience to design, manage and manage health and safety risks. Principal contractor to plan, manage and monitor construction work carried out either by all contractors or by workers under the contractor control. In respect of this, so far as is reasonably possible, to control all without risk to health and safety. If the responsibility cannot be passed to the contractor, it is classed as CDM 2015 (domestic) does not apply.
- All alterations to be checked on site prior to construction commencing.
- Checkings must not be scaled. All dimensions are to be checked by contractor.

**Client:**  
Mr H Dalrymple  
11 Nungate Road  
North Barwick

**Project:**  
Alter & extend  
dwellinghouse

**Drawing number:**  
24/Dalrymple/PP/002(-)



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 608 SQ FT / 56.5 SQ M

NUNGATE ROAD

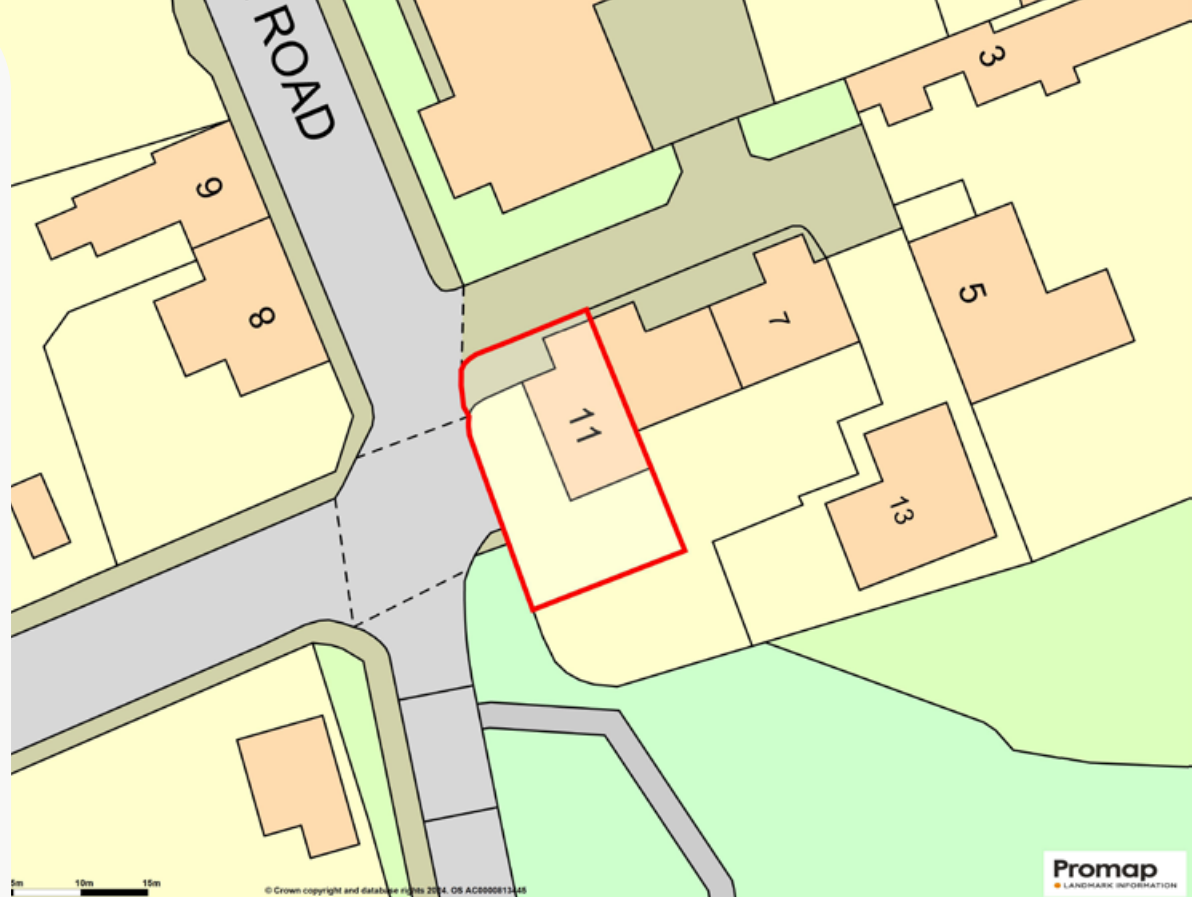
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APPROXIMATE GROSS INTERNAL FLOOR AREA 608 SQ FT / 56.5 SQ M


All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## RETTIE

📞 0131 624 4183

✉️ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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