



5 FIDRA ROAD

North Berwick, East Lothian EH39 4LY



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A charming 3-bedroom ground floor apartment, with main door access and a superb private garden, in a highly sought after position adjacent to North Berwick's Golf Course and West Beach

Haddington 9 miles, Dunbar 12 miles, Edinburgh City Centre 24 miles

Summary of Accommodation

Entrance Hall, Sitting Room, Dining Kitchen, Conservatory, Two Double Bedrooms, a Further Bedroom and a Shower Room

Garden: Beautifully manicured garden with a summerhouse and garden shed

About: 0.08 acres (0.03 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:

5 Fidra Road is a main-door 3-bedroom apartment located on the ground floor of an attractive Victorian building that has distinguished Scots Baronial turrets towering proudly overhead. Situated in the heart of North Berwick, Fidra Road is located on a quiet, 'no-through' residential street that terminates into West Links golf course with pedestrian access only, allowing for fine sea views almost on your doorstep and exceptional walking routes over the golf course and down to the beach beyond.

A large stone wall surrounds the property, providing privacy from the road, with two pedestrian gate access points; one via a side driveway (right of access) that leads through the garden into the conservatory, and the other from the street, leading down steps to the front door.

Arriving into the entrance hall, exposed stonework makes a feature of the right-hand wall. To one end of the hall is a large sitting room, with dual astragal glazed windows overlooking the garden and a central gas fireplace that provides an attractive focal point to the room.



To the other end of the hallway you enter the dining kitchen, featuring a range of floor and wall mounted units to one end, including an Indesit washing machine, a Beko half dishwasher, a Zanussi electric hob and an Ariston integrated double oven. In the large dining area beyond, there is ample room for an 8-seater dining table.

A back door leads from the dining kitchen into the conservatory, that has been a later addition to the property. Of timber and glazed construction over a hardstone base, the conservatory provides an additional reception room, perfect for relaxing or entertaining, with direct access out to the beautifully maintained garden beyond and a pathway that leads to the side gate entrance.

Returning to the hallway, there are two bedrooms, both with astragal glazed windows overlooking the garden; the first with a cupboard that accesses the Worcester boiler, and the second double bedroom with dual windows, fitted wardrobes and a vanity unit.

A secondary hallway on the right retains bookshelves alongside two large walk-in cupboards that are both fitted with shelving and hanging rails; one being used as a linen cupboard. Beyond this hallway is another double bedroom with a fitted wardrobe and a window overlooking the front entrance.

Completing the property is a shower room with large dual windows that allow through plenty of natural light. A walk-in shower is situated to one end, alongside a basin with fitted cupboards beneath, a WC and a heated towel rail.

The interior of the property would benefit from upgrading but could easily be renovated to produce a lovely apartment in an exceptional location.

Garden

5 Fidora Road boasts a very pretty garden with colourful herbaceous borders surrounding a manicured lawn. Climbing roses and shrubs beautifully frame the perimeter stone wall, with a paved pathway that leads from the side entrance gateway to the conservatory, and a patio that would be perfect for alfresco dining. In addition, a delightful summerhouse stands to the other corner of the garden; raised on a patio base and painted in duck-egg blue with triple astragal glazed windows that benefit from exterior shutters. Supplied with electricity and power sockets, the summerhouse is currently being used as a store, but could be utilised for entertaining or as a workshop.

Behind the summerhouse, hidden from view, is a garden shed which could be utilised as it is for garden tools, or if removed, the summer house could be pushed further back allowing for a greater patio space in front to accommodate a table and chairs.

A paved pathway runs down the length of the property, framed by dwarf stone walls and floral borders, and various fruit trees throughout the garden will provide beautiful blossoms in the spring.

To the front door, there is a stepped entrance pathway providing access from the roadside, separated from the neighbour's lawn by a white picket fence and affording a little further space that could be utilised for colourful planters.

A large stone wall marks the perimeter boundary of the property, shielding the road from view completely and making it feel incredibly private. On-street parking is available without charge directly outside.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Mains electricity, gas, drainage and water.

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

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

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 E

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.

Particulars and Plans:

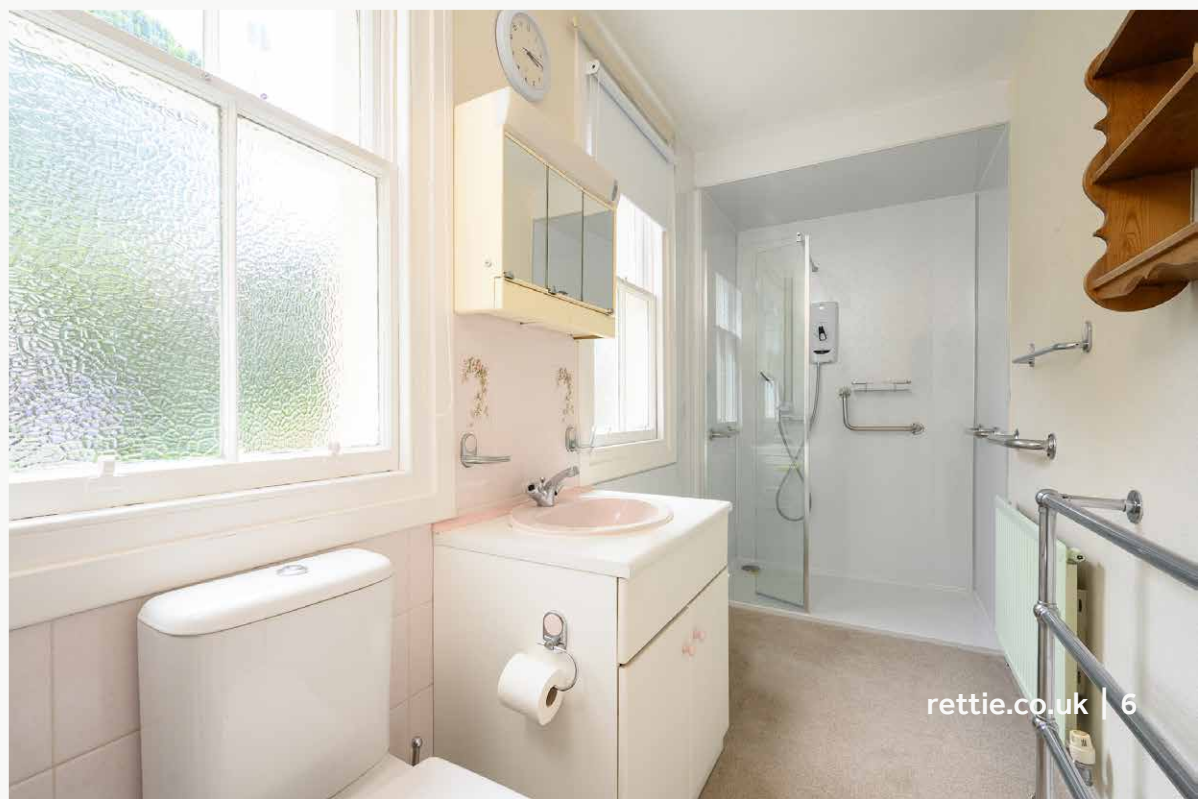
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.

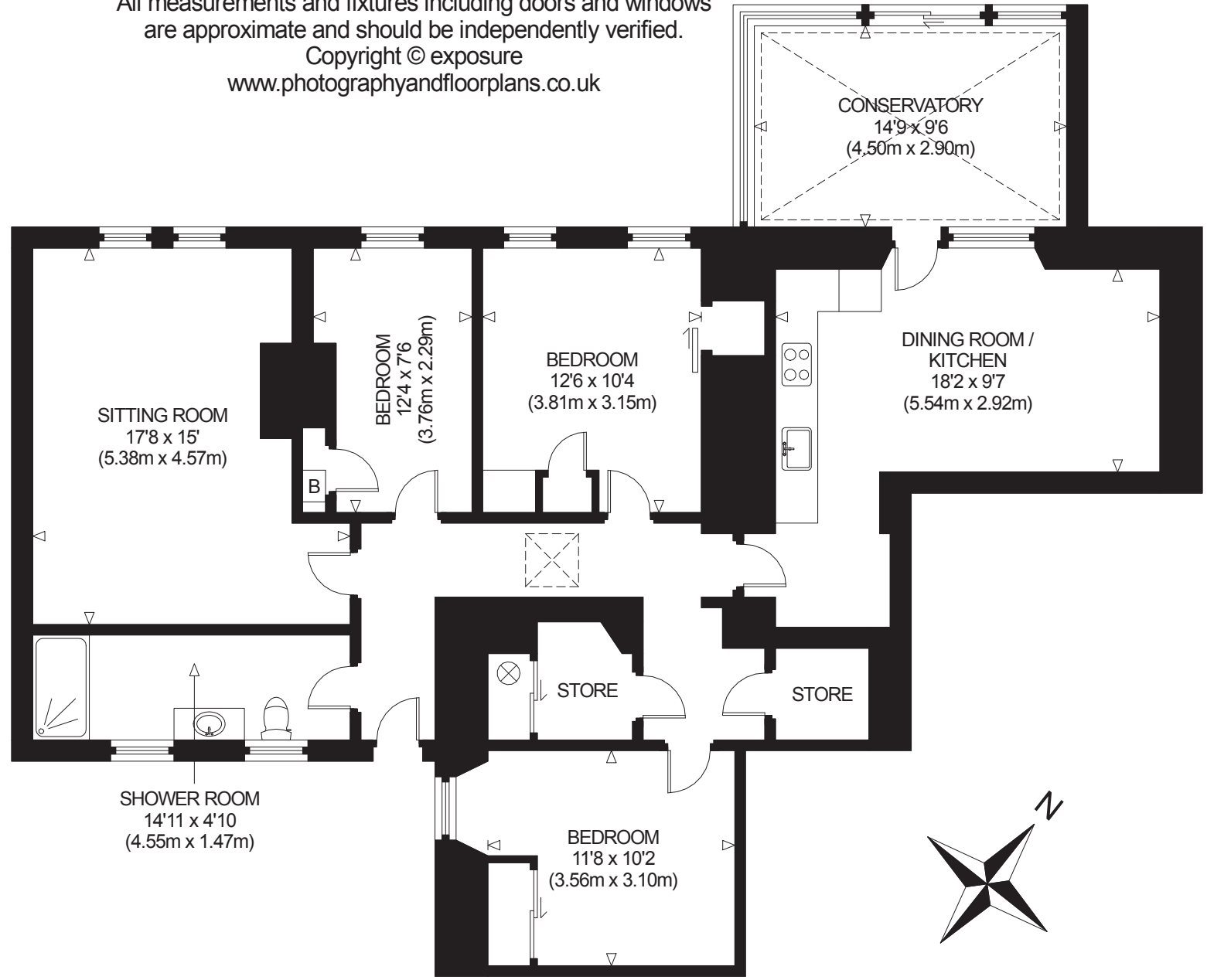
Servitude Rights, Burdens & Wayleaves:

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.





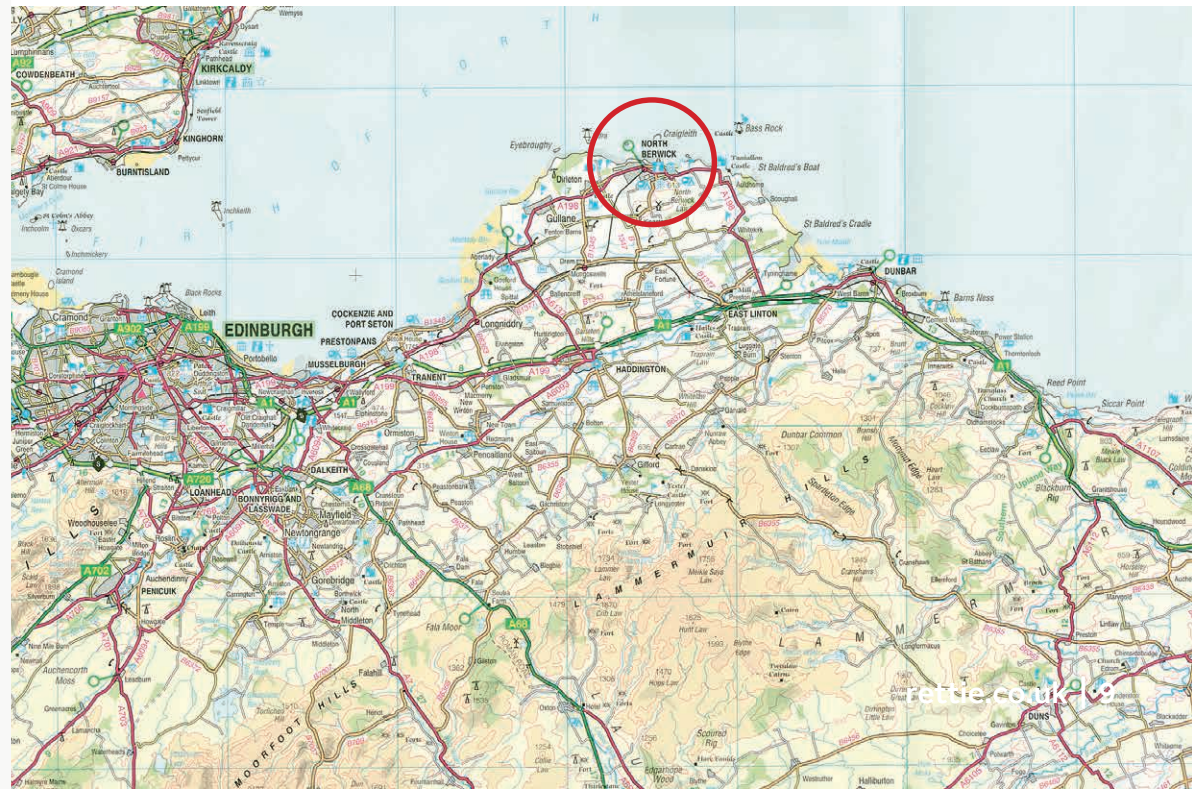
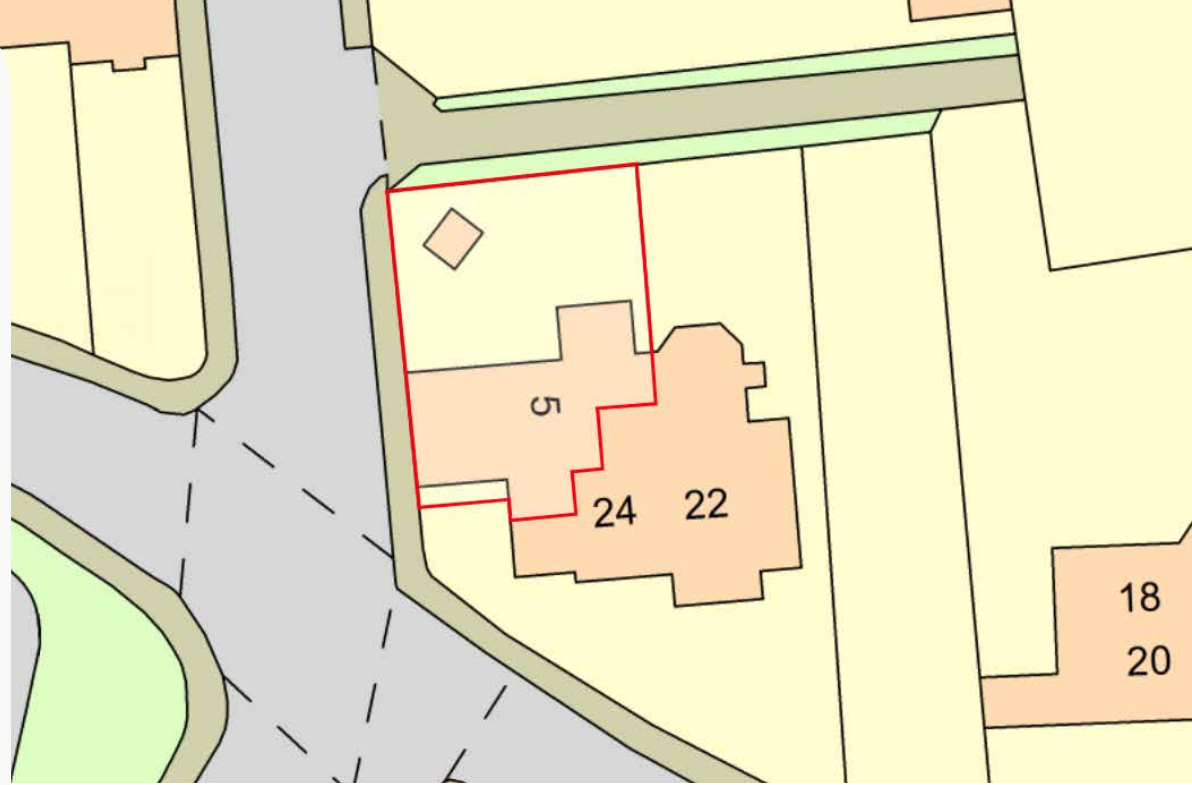
FIDRA ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1350 SQ FT / 125.4 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1350 SQ FT / 125.4 SQ M

RETTIE

0131 624 4183
 mail@rettie.co.uk
 11 Wemyss Place
 Edinburgh
 EH3 6DH



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RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

