



## 2 PHILLIMORE SQUARE

*North Berwick, East Lothian, EH39 5FP*



RETTIE



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**A fantastic 5-bedroom family home, with far reaching views over the Firth of Forth to Fife, with a landscaped garden, double garage and within close proximity to North Berwick's amenities and within commuting distance of Edinburgh.**

North Berwick 1 miles, Gullane 3.4 miles, Edinburgh 27 miles, Edinburgh Airport 32 miles. (All distances are approximate).

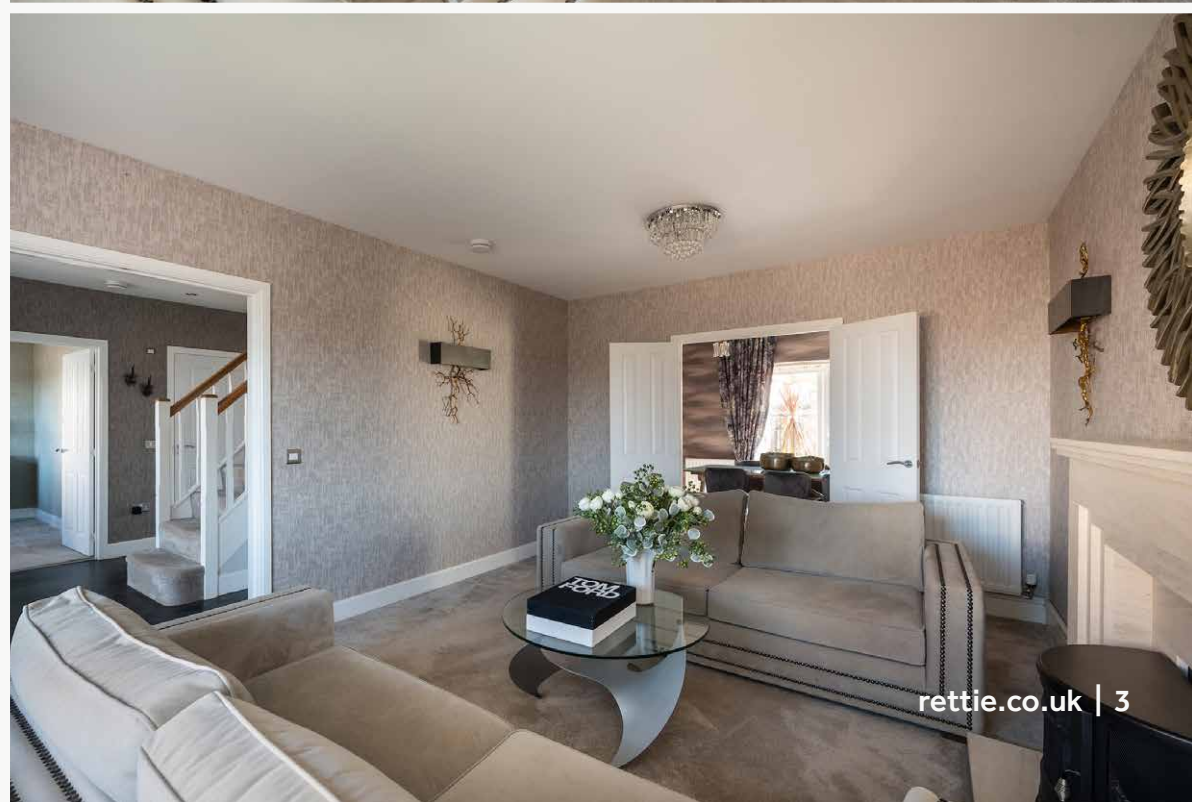
### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Utility, Study/Bedroom 6, Cloakroom.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room, Double Bedroom with En Suite Shower Room, Three further Double Bedrooms and a Family Bathroom. Access to partially floored loft.

**Garden:** A private rear garden, with extensive patio perfect for alfresco dining, with astro turfed lawn and a colourful herbaceous border.

**Double Garage:** Spacious double garage, with twin manual doors and plentiful room for storage.



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### Situation

2 Phillimore Square is situated on a corner plot within this renowned development and boasts sea views from the front of the property and is within close proximity of North Berwick train station and high street, offering an accessible location to both town and the beach. North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is a good local primary school and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar.

North Berwick has two excellent golf courses, a yacht club, rugby club, tennis club, sports centre with swimming pool, a variety of restaurants and cafes. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. The town also plays host to the immensely popular Fringe by the Sea festival. Edinburgh can be reached by car, or by a well timetabled train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town is regularly voted best seaside town/place to live in Scotland amidst such glorious scenery and is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

### General Description

2 Phillimore Square is a very attractive property featuring a beautiful partial stone and render façade, with two prominent bay windows, sitting beneath a tiled roof and offering generous accommodation over its two floors. The property benefits from double glazing throughout and boasts a generous corner plot that has far reaching views over the Forth to Fife.

The house is approached via a shared road that arrives to parking to the side of the house and in front of the double garage. At the front of the property there is as block paved path that leads to the front door and opens to a spacious and welcoming entrance hall, giving access to the principal rooms on the ground floor.

The sitting room is a generous size, with a bay window offering stunning views over the Firth of Forth to Fife. From the sitting room an alcove opens to the dining room, with double doors that open onto the patio and rear garden. The kitchen/breakfast room is open plan, with the kitchen area comprising a range of wall and base mounted units, with basin overlooking the rear garden. Modern appliances include a Zanussi oven with microwave above and four ring Zanussi induction hob, dishwasher and fridge/freezer. In the breakfasting area there is space for a dining table and chairs, with built-in shelving and cupboard space, with double doors that open to the rear garden. From the kitchen an alcove opens to the utility room, which has a range of wall and base mounted units with basin, two ring induction hob and cupboard housing the gas boiler. A door opens to



a path leading to the rear garden. Completing the accommodation on the ground floor is a bedroom/study, cloakroom with WC and wash hand basin, and two coat cupboards. At the entrance hall there is an under stairs cupboard.

Stairs ascend to the first floor and landing, giving access to the principal bedroom, with generous built in wardrobes and an en suite shower room, a further double bedroom, with en suite shower, and three further double bedrooms, one of which has built-in storage. Completing the accommodation on the first floor is a family bathroom with bath, WC, wash hand basin and a walk-in shower cubicle, with a cupboard housing the hot water cylinder. From the landing, access can be made to a partially floored loft, which is a very generous size.

#### GARDEN

The garden is a generous size and is partially paved, providing two patio areas perfect for outdoor seating, sitting underneath handsome pergolas. To the rear of the garden there is also an area of AstroTurf lawn, bordered by colourful herbaceous borders, well stocked with mature plants and shrubs, providing colour throughout the year. To the side of the garden there is a side vennel which is a good place to store bins. To the side of the house there is a paved path that leads to the rear garden, with a timber clad garden shed, providing shelving and storage.

#### GARAGE

From the garden a pedestrian gate leads out to a generous double garage, with twin doors, which has electricity and partial shelving.

#### GENERAL REMARKS AND INFORMATION

##### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

##### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH39 5FP.

##### Fixtures and Fittings

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

#### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement

#### Services

Mains Gas, Electricity, Water and Drainage

#### Local Authority

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

#### Council Tax

Band G

#### EPC Rating

Band TBC

#### 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.

#### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

#### 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.

#### 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.



### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

### Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

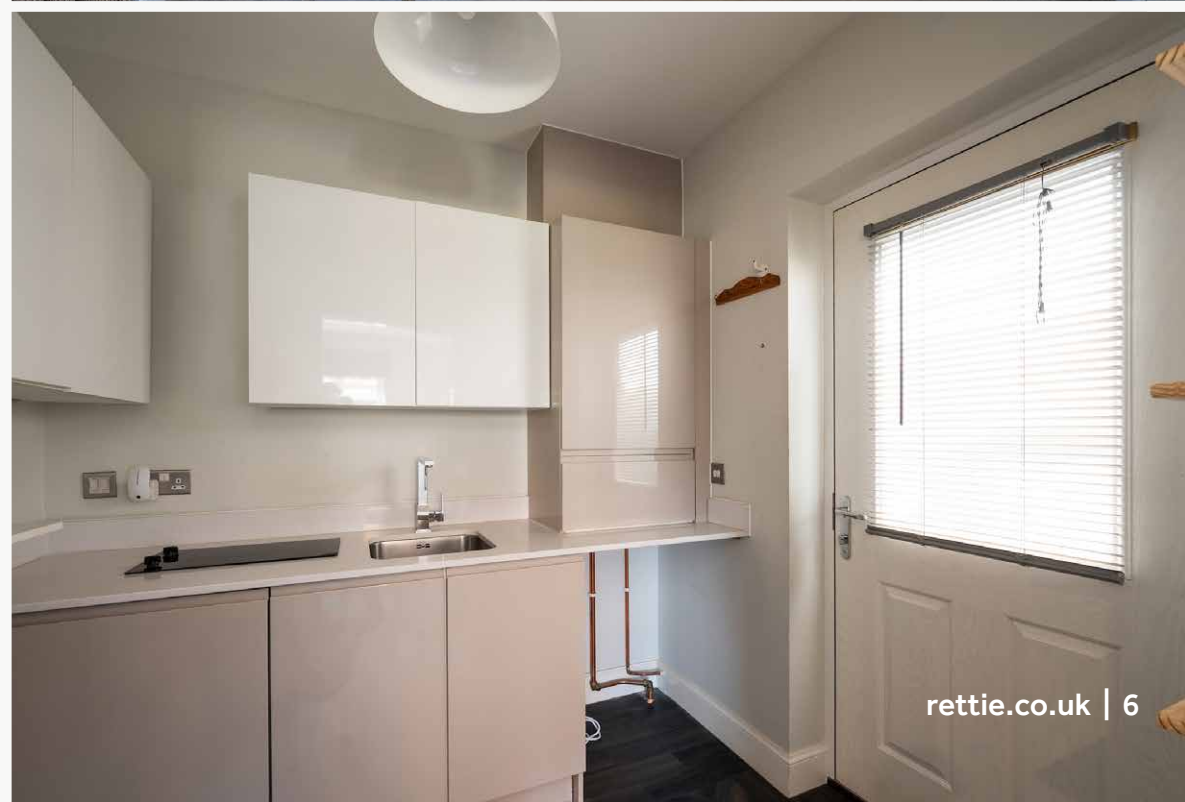
### Important Notice

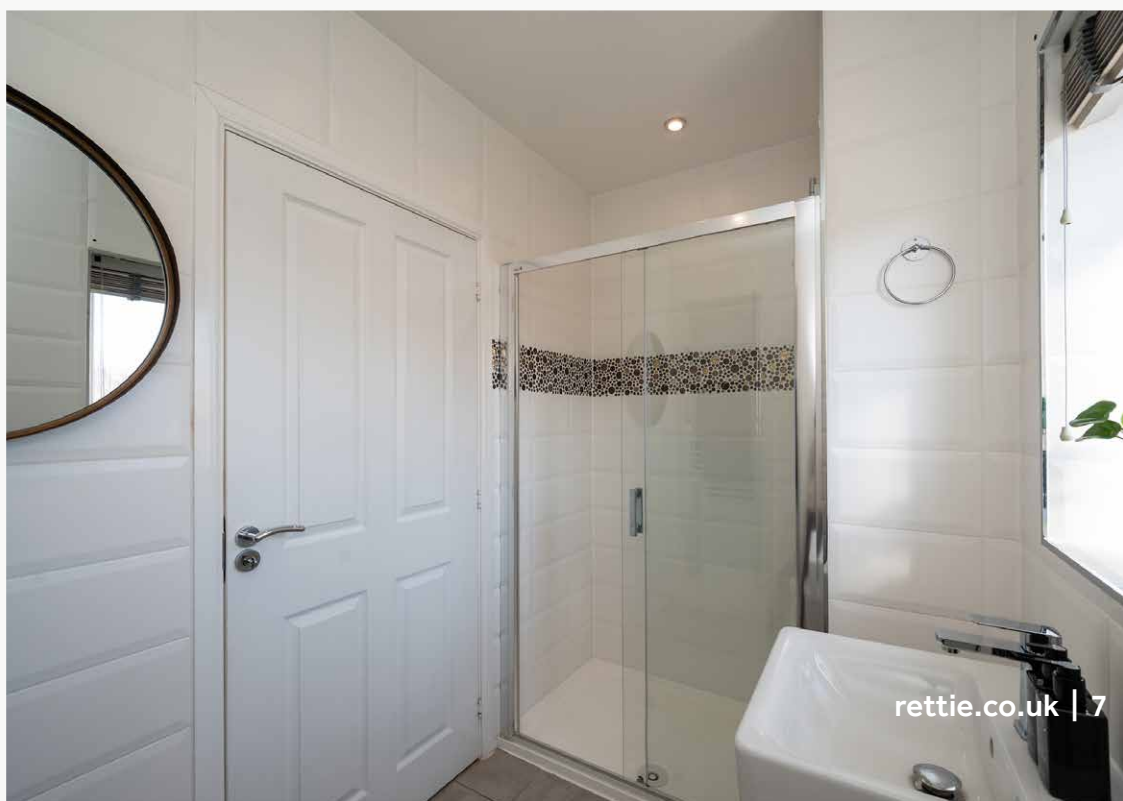
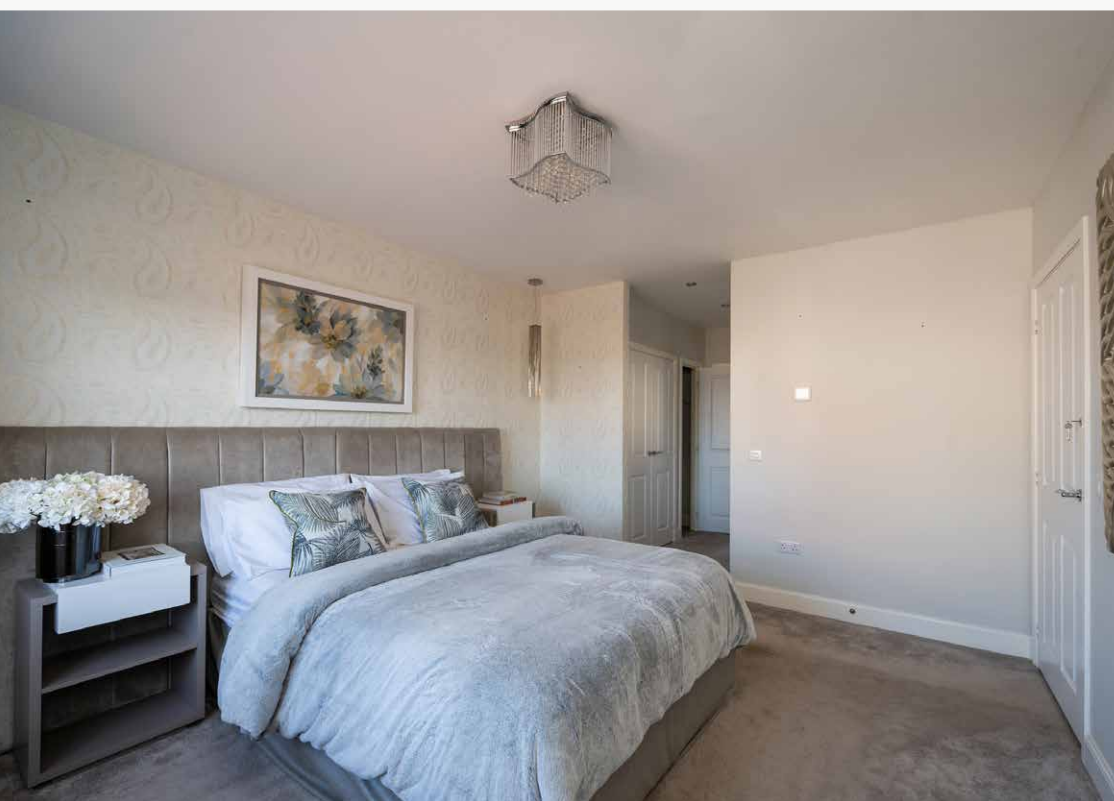
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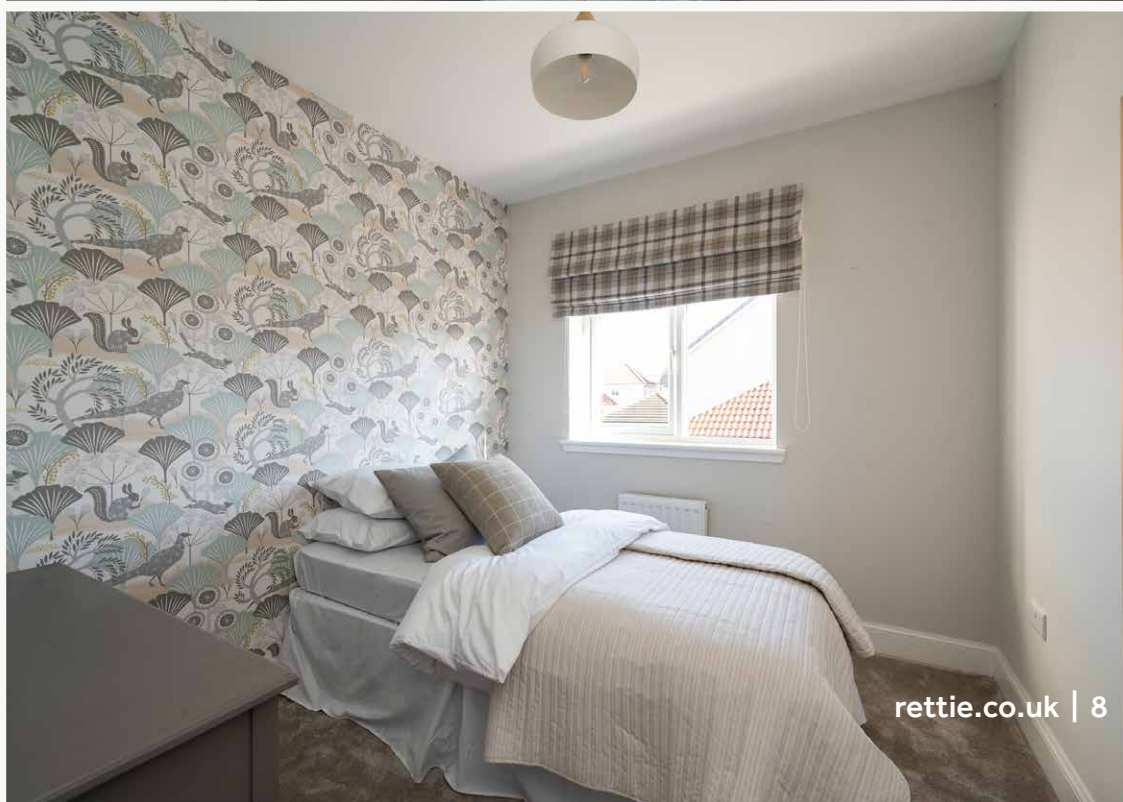
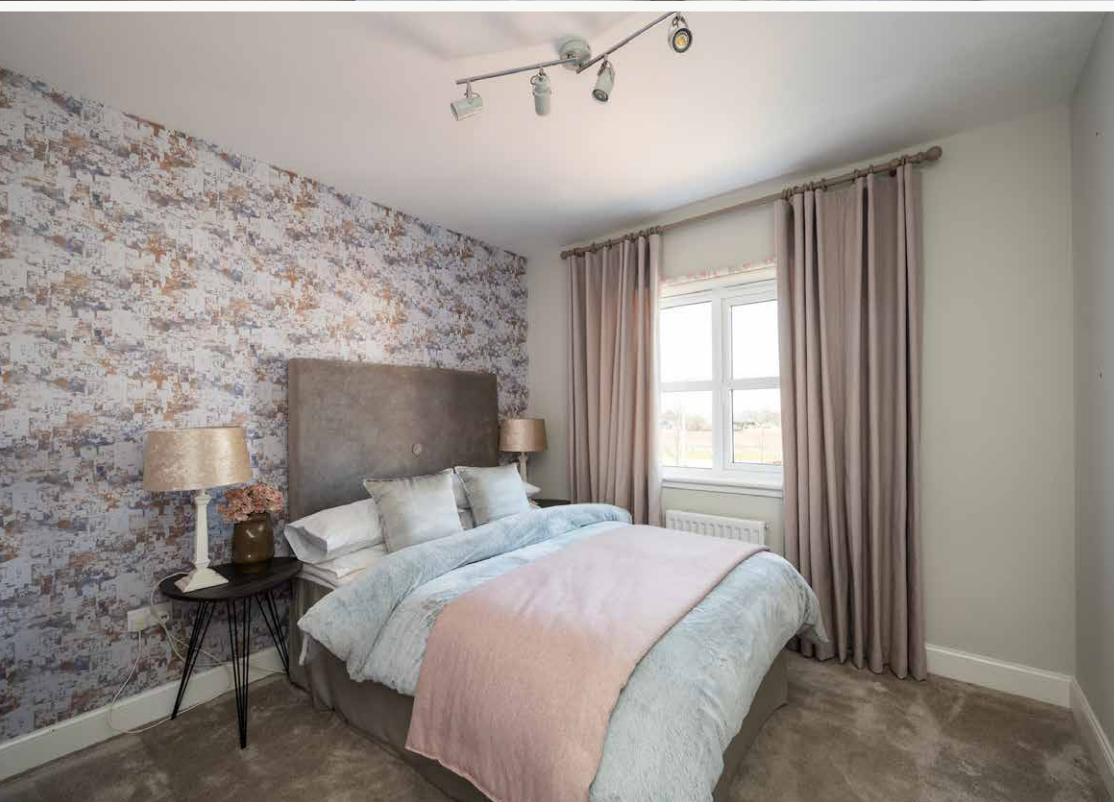
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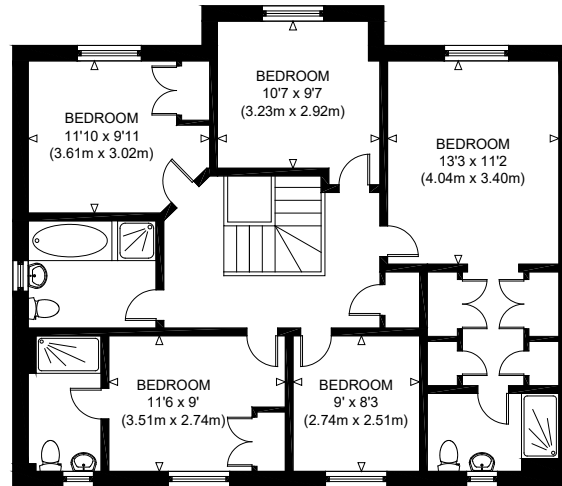
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

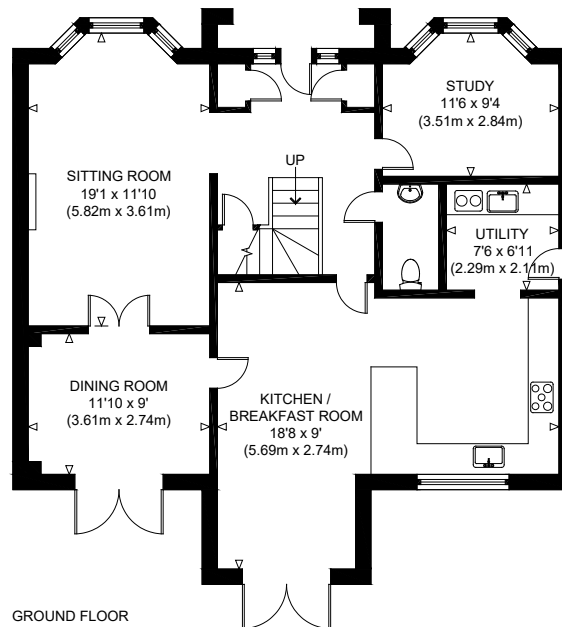




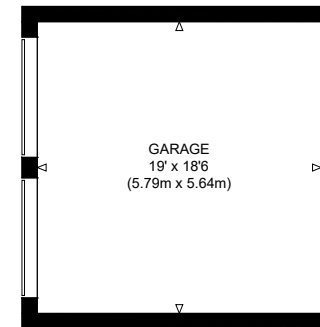




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 951 SQ FT / 88.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1004 SQ FT / 93.4 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 352 SQ FT / 32.7 SQ M

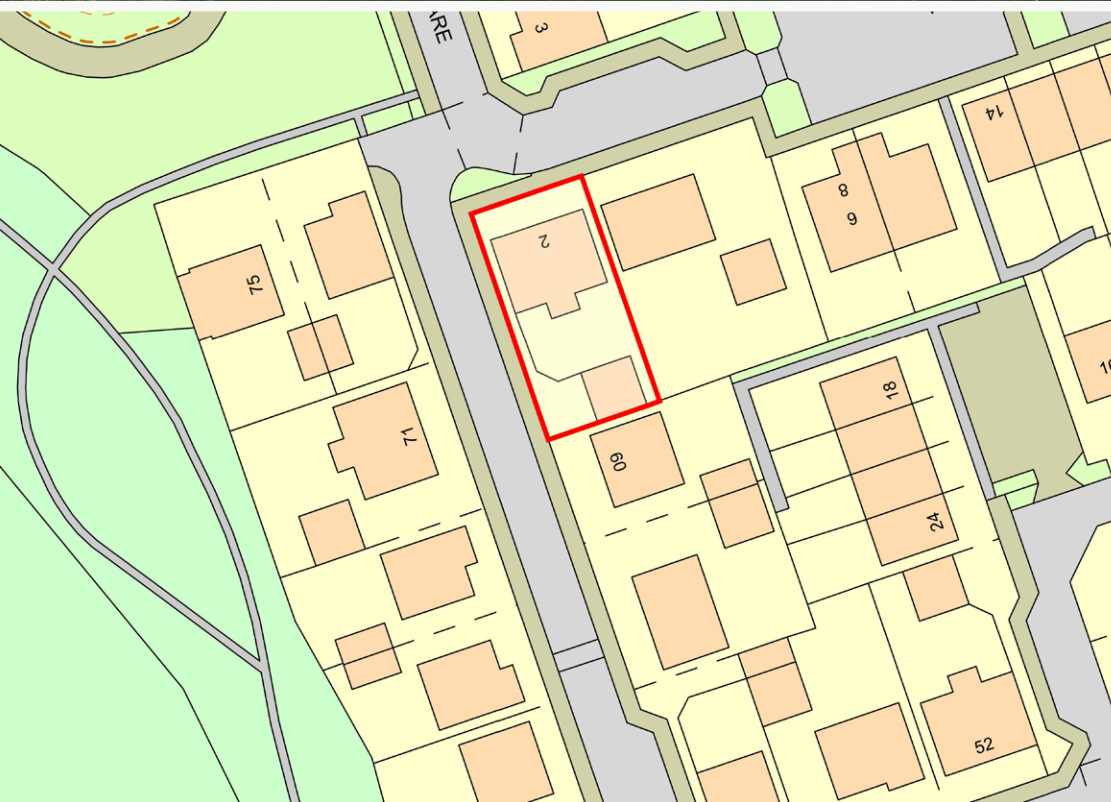
RETTIE

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PHILLIMORE SQUARE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1955 SQ FT / 181.8 SQ M  
GARAGE FLOOR AREA 352 SQ FT / 32.7 SQ M  
TOTAL COMBINED FLOOR AREA 2307 SQ FT / 214.5 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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Important Notice  
Rettie & Co, their clients and any joint agents give notice that:

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