



## LITTLEDEAN

*4 Abbey Crescent, North Berwick, EH39 4BU.*



 **RETTIE**

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**An exceptional hidden gem set within generous garden grounds, offering four bedrooms, inviting living spaces, and within close proximity to North Berwick's train station, beaches, and amenities.**

North Berwick Train Station 0.2 miles, North Berwick High Street 0.4 miles, Gullane 4.5 miles, Edinburgh 24 miles, Edinburgh Airport 33 miles (All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Drawing Room, Dining Room, Kitchen, Breakfast Room, Double Bedroom and a Bathroom.

**First Floor:** Landing, Principal Bedroom, Two Double Bedrooms and a Bathroom.

**Garden:** A beautiful garden, wraps around the house on three sides, predominantly laid to lawn, with colourful herbaceous borders which are well stocked with mature plants, shrubs and specimen trees, with a summer house.

**Garage:** Single Garage with manual door.

**About:** 0.33 Acres



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### Situation:

North Berwick is a highly desirable coastal town, celebrated for its stunning sandy beaches, scenic coastal walks, and exceptional quality of life. It is particularly renowned for its world-class golf, with a selection of prestigious courses including the historic West Links, attracting enthusiasts from around the globe. The town centre offers a vibrant mix of independent shops, cafés, restaurants, and everyday amenities, creating a strong sense of community. Families are well catered for, with a range of highly regarded schooling options at both primary and secondary level. For commuters, North Berwick benefits from excellent transport links, with regular direct train services to Edinburgh, making it an ideal location for those seeking a balance between coastal living and city accessibility. Surrounded by beautiful countryside and rich in leisure opportunities, North Berwick offers an enviable lifestyle on Scotland's east coast.

### General Description:

Littledean is quietly tucked away on Abbey Crescent, a peaceful cul-de-sac just moments from North Berwick's town centre, train station and beautiful beaches. A private parking bay sits in front of the single garage, while a charming wrought iron gate opens to steps and a paved path leading through the front garden. Framed by colourful herbaceous borders, this approach creates a wonderfully warm and inviting first impression.

Set back from the road and sheltered by its mature garden, the house is an attractive detached home, combining red sandstone with a characterful Tudor-style overhang beneath a tiled roof. A covered porch offers a welcoming entrance into the hallway, where the tone of the home's comfort and charm is immediately felt.

The formal dining room flows naturally into the elegant drawing room, where large sash and case windows fill the space with light and offer lovely views over the front garden. An electric fire with tiled surround and decorative wooden mantel creates a cosy focal point, while an Edinburgh press and understairs cupboard provide useful storage.

From here, a particularly delightful drawing room enjoys a triple aspect across the front and side gardens, with French doors opening directly outside—perfect for enjoying the garden in warmer months. An open fireplace with brick surround and wooden mantel adds to the room's character, complemented by built-in shelving. On clear days, there are glimpses across the Firth of Forth towards Fife, adding to the sense of place.

The kitchen and breakfast room is both practical and welcoming, fitted with a range of units and modern appliances, with space at its heart for everyday dining. A door leads directly out to the paved patio, ideal for outdoor meals, while an adjoining breakfasting/sitting area provides a relaxed spot to unwind, enjoying views over the side garden. Completing the accommodation on the ground floor is a comfortable double bedroom overlooking the garden, along with a well-appointed bathroom.



Upstairs, the principal bedroom is a peaceful retreat, complete with generous built-in wardrobes and a beautiful feature window framing views over the garden and out to sea, with Craigleith Island and the Firth of Forth visible on clear days. Two further double bedrooms—one to the front with sea views, and one to the rear currently used as a study—are served by a family bathroom. A partially floored loft provides additional storage.

#### **Gardens:**

The gardens at Littledean are a true highlight, wrapping gracefully around three sides of the house. The front garden is laid to lawn and bordered by a beech hedge, interwoven with winding paths that lead through a rich variety of mature planting, including silver birch and apple trees. A wrought iron archway leads to the side garden, where colourful borders and a central flower bed create a lovely sense of seclusion. In one corner, a charming timber summerhouse offers the perfect spot to sit and enjoy a quiet moment or a glass of wine on a summer's evening. To the rear of the house, a paved patio lies just outside of the kitchen, providing a sheltered and practical outdoor space, complete with a coal store and two garden sheds.

#### **Garage:**

The property also benefits from a single garage with manual door and a private parking space to the front.

### **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 4BU.

#### **Fixtures and Fittings**

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

#### **Entry & Possession**

Entry and vacant possession will be by mutual agreement and arrangement.

#### **Services**

Mains gas, water, electricity 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

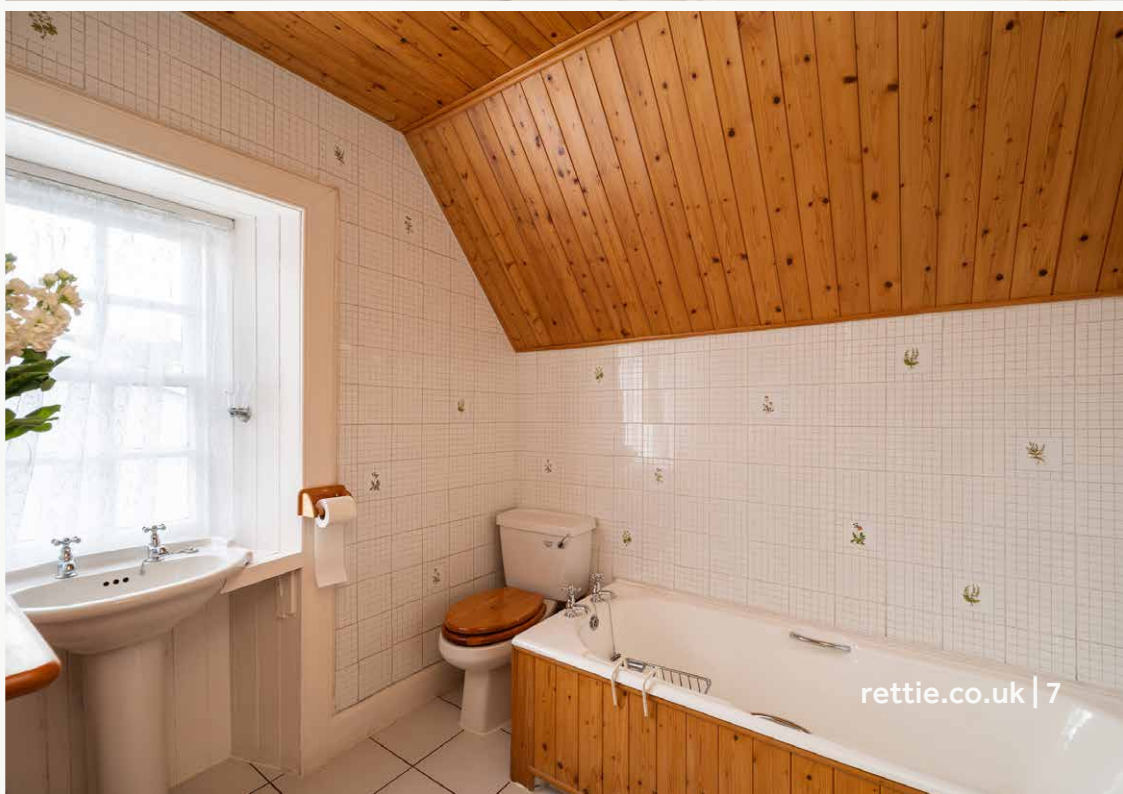
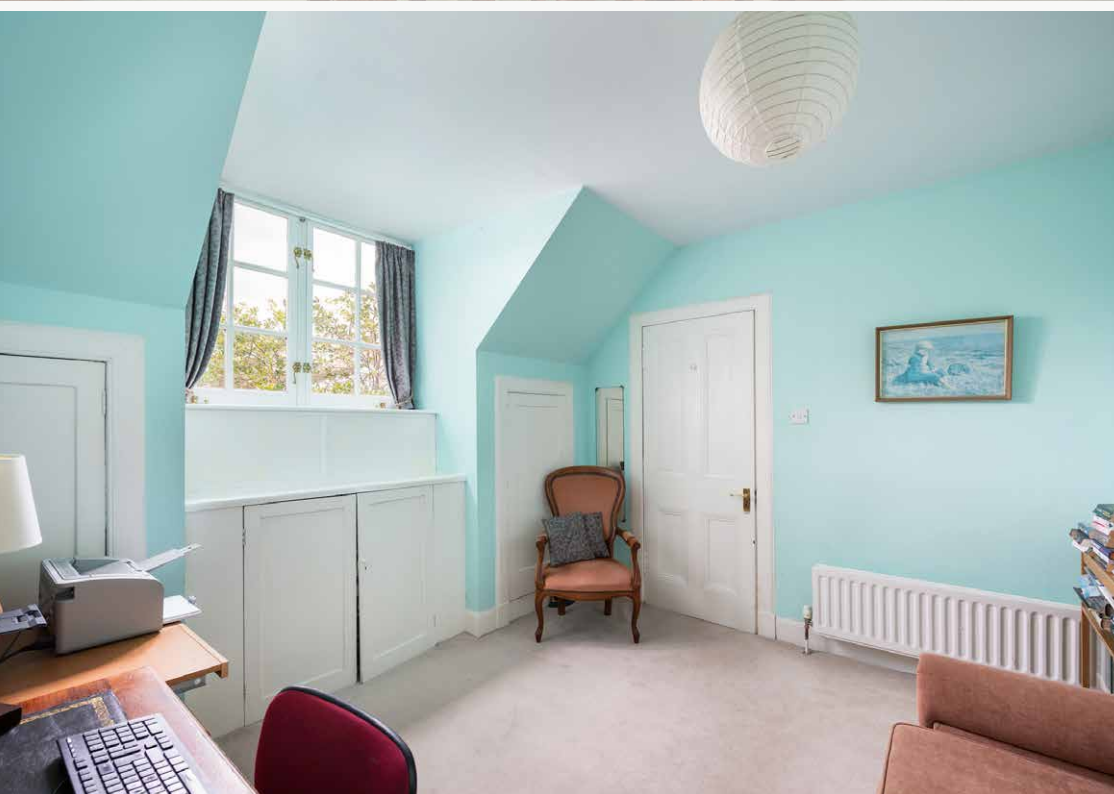
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The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

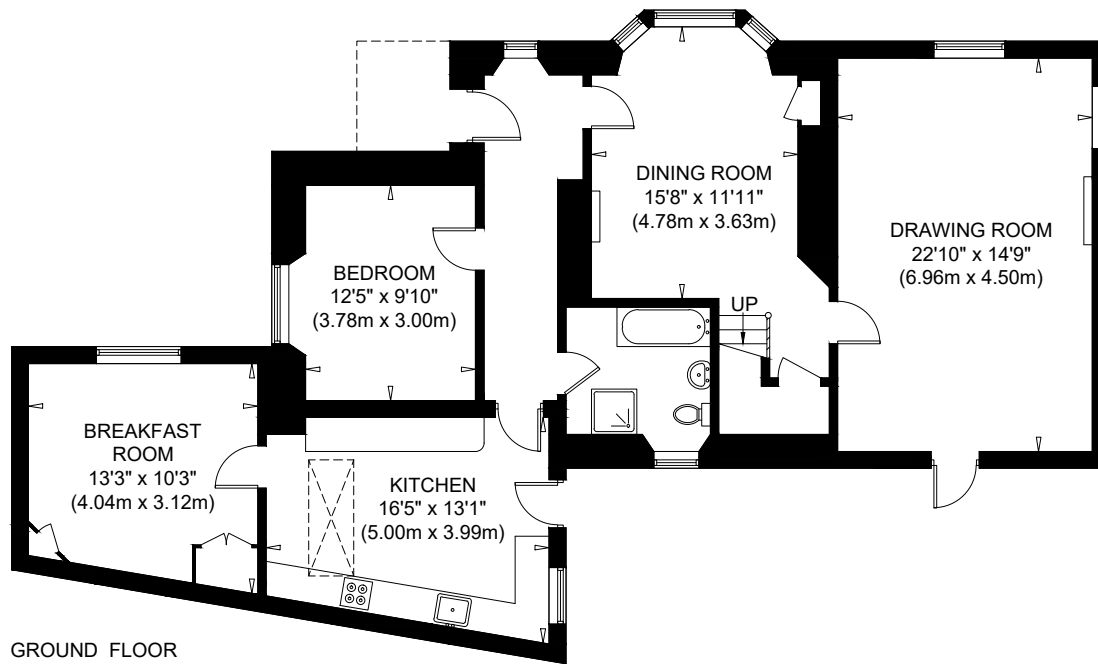
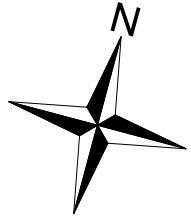
### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

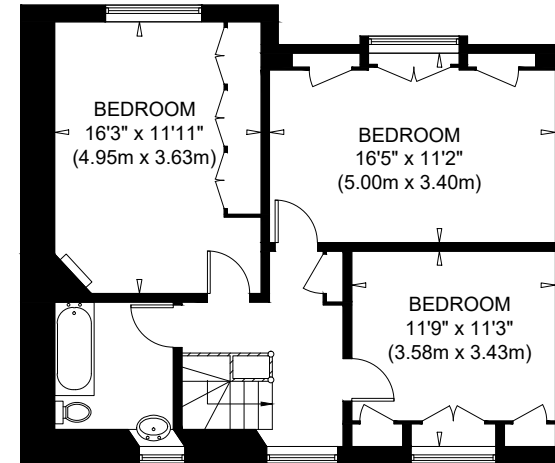
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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.



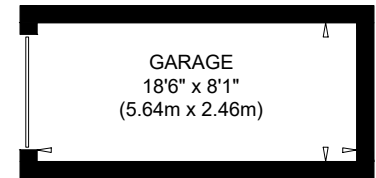
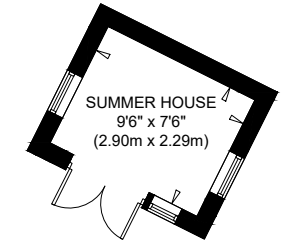




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 120.8 SQ M / 1300 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 62.4 SQ M / 671 SQ FT



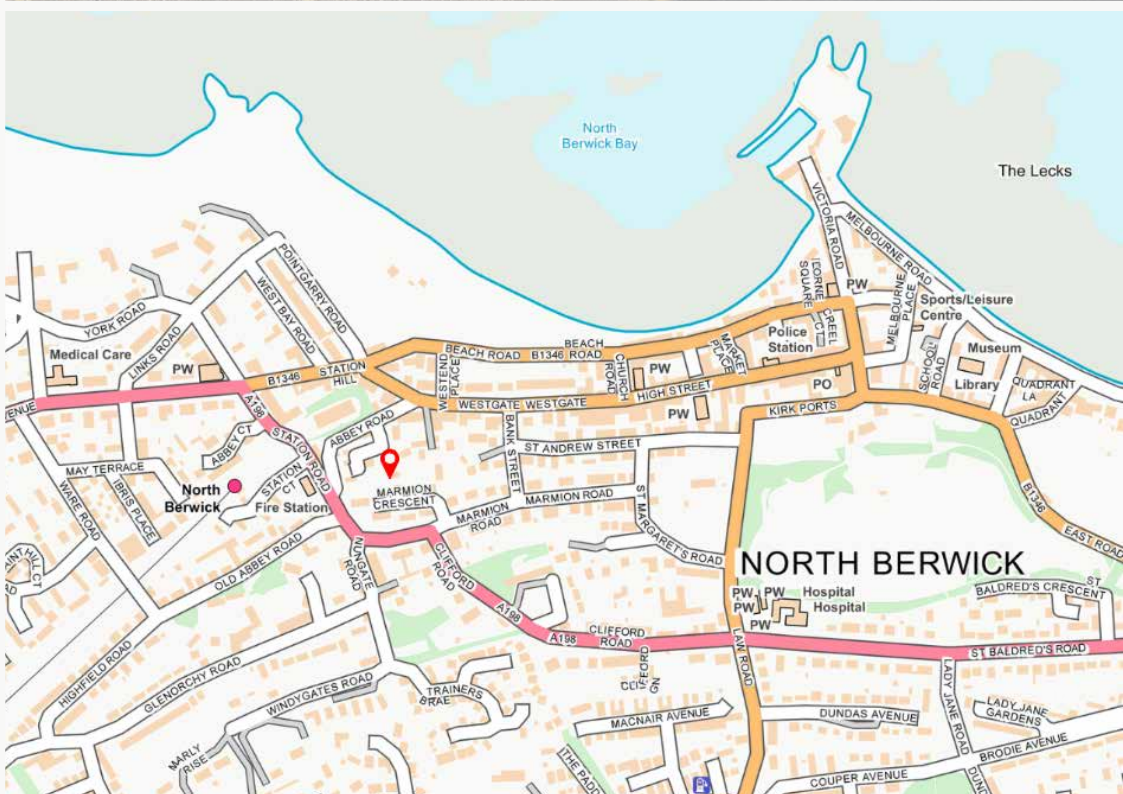
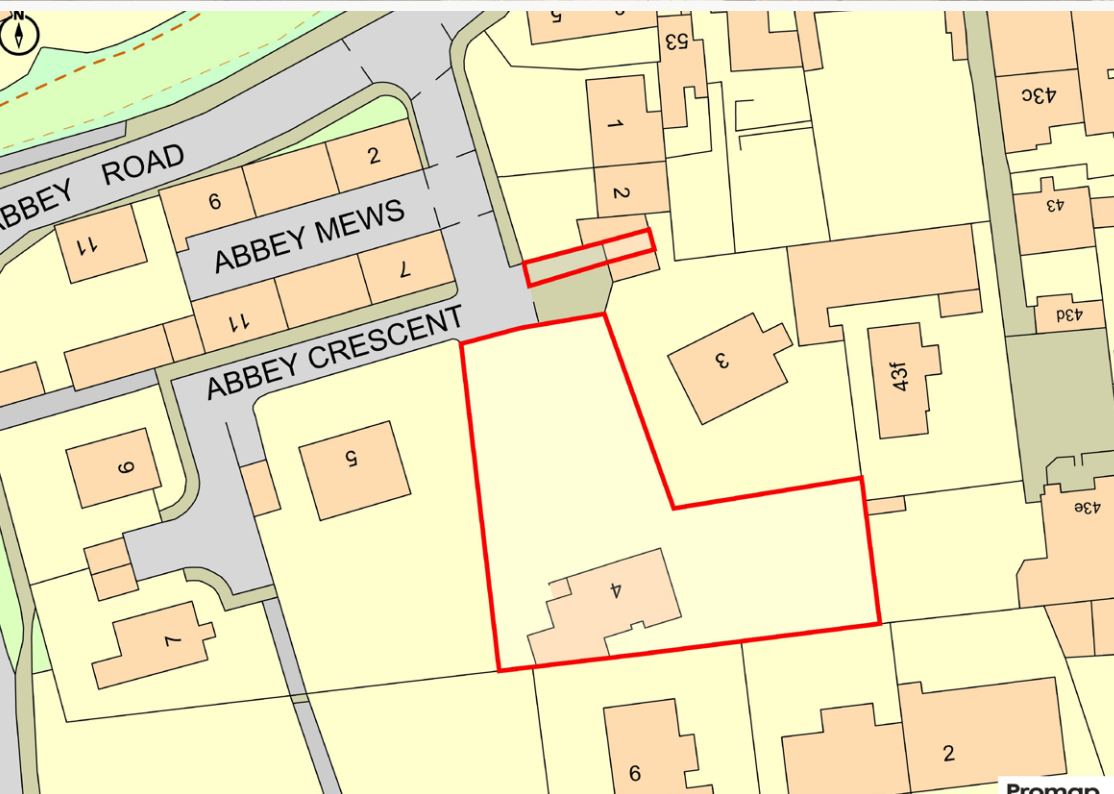
OUTBUILDINGS  
GROSS INTERNAL  
FLOOR AREA 20.5 SQ M / 220 SQ FT

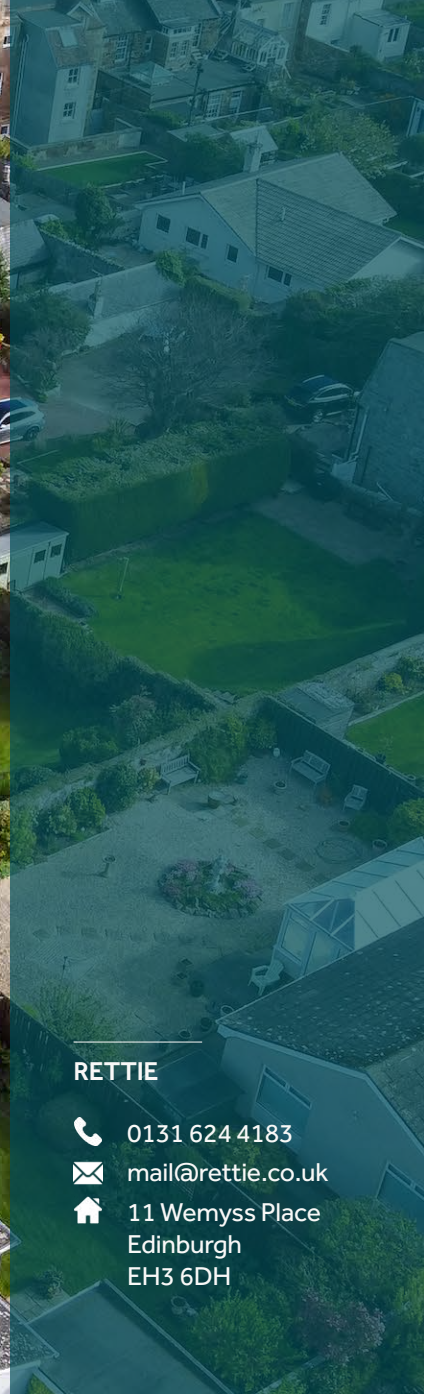
LITTLEDEAN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 183.2 SQ M / 1972 SQ FT  
OUTBUILDINGS = 20.5 SQ M / 220 SQ FT  
TOTAL = 203.7 SQ M / 2192 SQ FT

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

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**RETTIE**

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