

● Beveridge  
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& Ross

0131 554 6244



Offers Over £1,150,000

Inch Cottage, North Berwick, EH39 5BY



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# Truly Exceptional Five Bed Detached Bungalow With Extensive Grounds And Double Garage

Inch Cottage is a truly exceptional five bed detached bungalow meticulously designed to provide stunning family accommodation set within extensive landscaped grounds in the idyllic East Lothian town of North Berwick.

Commanding a bright corner position, this outstanding residence has been thoughtfully converted/extended to a remarkably high standard by the present owners to form a simply exquisite family home. The beautifully light and spacious interior, extending to approx 886 square feet, offers a perfect blend of sophisticated charm and luxurious comforts of modern living. In brief, the accommodation comprises: spacious welcoming entrance vestibule with double doors opening to reception hall, formal lounge with sliding doors to rear patio/garden, impressive fitted Kuhlmann breakfasting kitchen/dining/family room with triple sliding doors to rear patio/garden, large fitted utility room, lovely master bedroom with extensive fitted dressing room and fabulous en suite bathroom, four further bedrooms/1 en suite, superb family bathroom with separate shower and good sized cloakroom. Presented to the market in pristine condition, further benefits include air source underfloor heating, Schuco double glazing, copious storage and cctv/security alarm for peace of mind. Outside, the carefully planned gardens with mature trees, well stocked borders and wonderful patio offer a range of interest/colour and a tranquil retreat for relaxation/entertaining while enjoying much of the day's sunshine. A large driveway provides excellent off-street parking and access to a double garage with electronic up and over door, light and power.

## ACCOMMODATION (WIDEST POINTS)

Lounge	5.28 m x 5.11 m / 17'4" x 16'9"
Breakfasting Kitchen/Dining/ Family Room	13.94 m x 5.11 m / 45'9" x 16'9"
Master Bedroom	4.80 m x 3.66 m / 15'9" x 12'0"
Bedroom 2	4.83 m x 4.22 m / 15'10" x 13'10"
Bedroom 3	3.78 m x 3.20 m / 12'5" x 10'6"
Bedroom 4	4.37 m x 2.49 m / 14'4" x 8'2"
Study/Bedroom 5	3.38 m x 2.21 m / 11'1" x 7'3"





## LOCATION

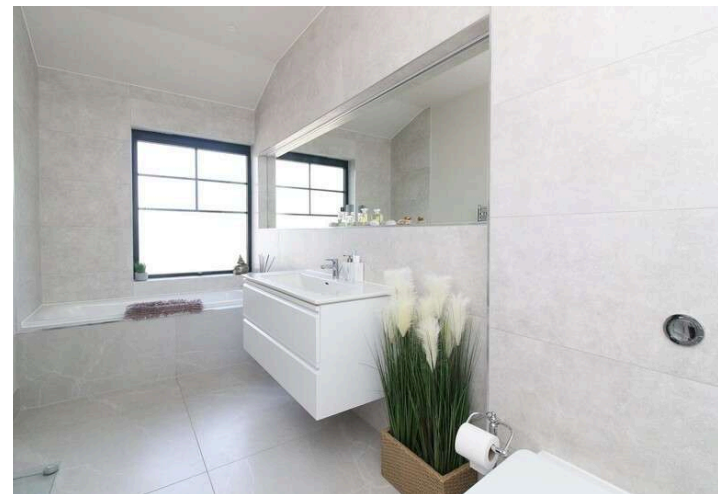
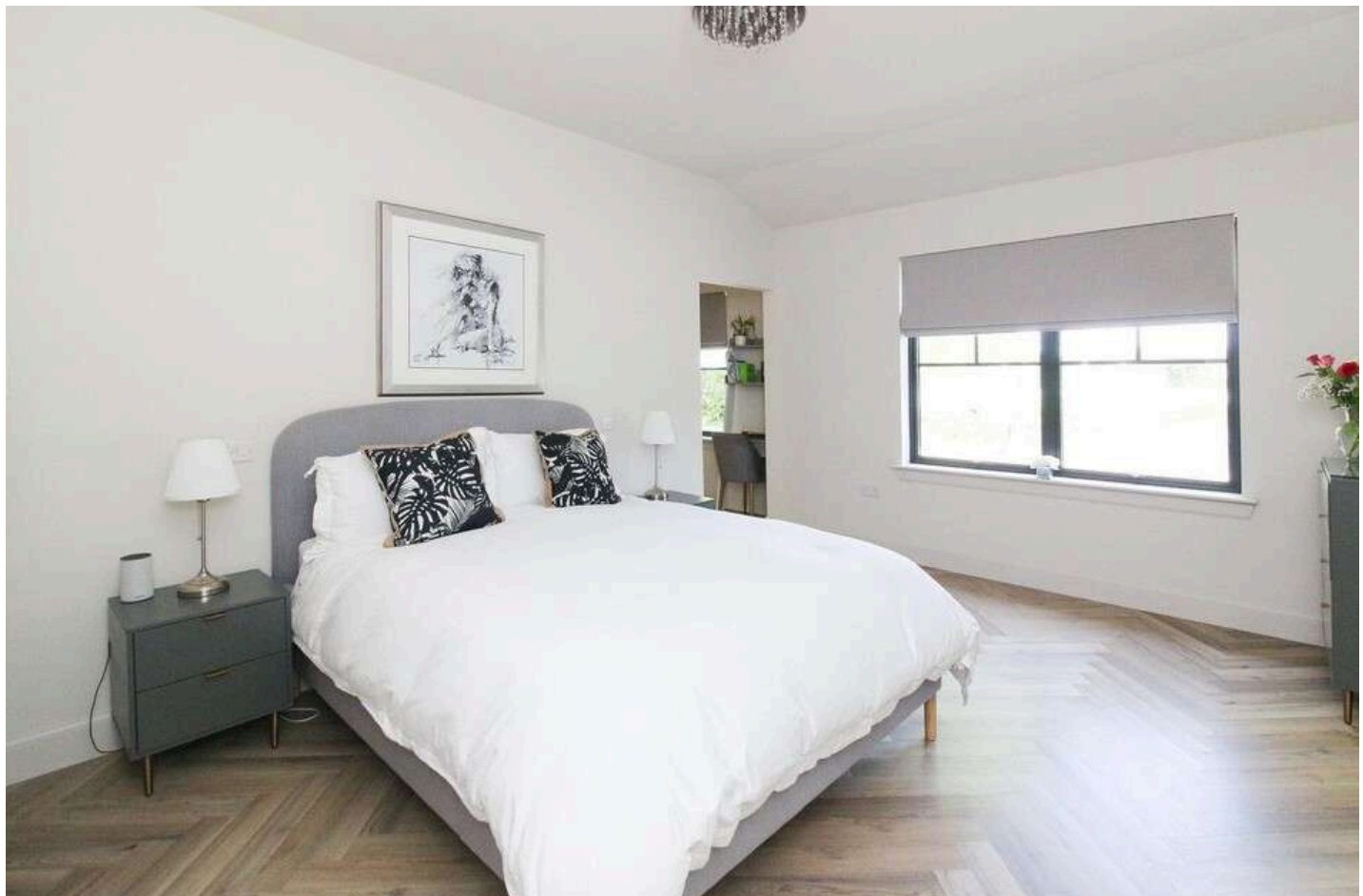
North Berwick, a historic fishing town with quaint harbour and lovely sandy beach, was recently crowned the overall winner of The Sunday Times Best Places to Live in the UK league table. The town high street boasts a fantastic range of shops including a family run butcher, deli, artisan bakery, independent wine merchant, supermarkets, cafés, bars and a florist. In the summer it hosts Fringe by the Sea which is part of the Edinburgh Festival, bringing world-class performers and authors to the town. Reputable schools catering for all age groups are within walking distance of the property and there are good transport links to private schools in East Lothian and Edinburgh. A wide variety of leisure pursuits include a sports centre, golf courses, putting green, yacht, rugby, bowling & tennis clubs, recreational parks and many lovely scenic walks in and around the area. . For the commuter, excellent transport links include a local train station, bus service and easy access to the A1 linking with the Edinburgh city bypass

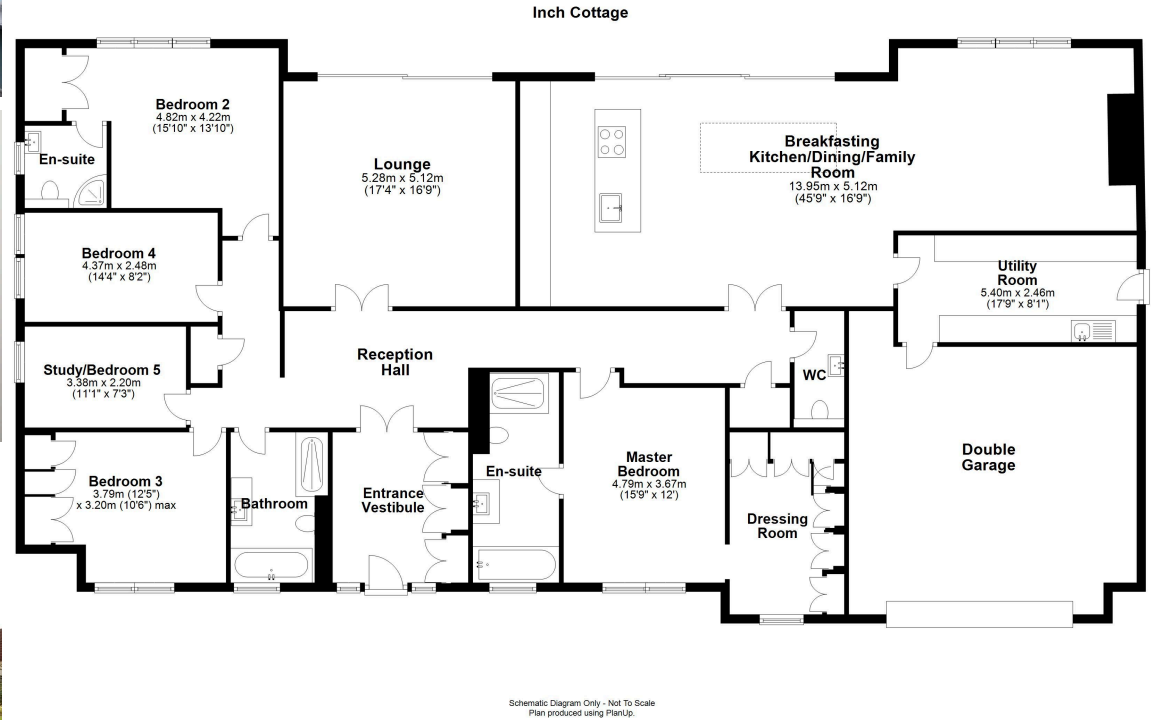
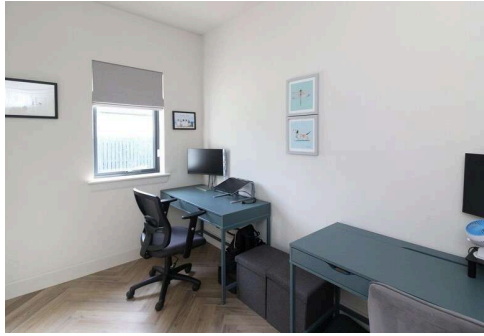
As of February 2022, the law in respect of Smoke / Heat alarms has changed and no warranty is given that the property meets the new tolerable standard.

**EXTRAS** Integrated kitchen appliances (Kuhlmann hob, double oven, wine cooler, fridge, freezer and dishwasher) Utility room appliances (automatic washing machine, tumble drier and dishwasher) All fitted floor coverings, blinds and some light fittings Other items may be available by separate negotiation.

## EPC RATING C

**VIEWING** By appointment, please telephone 0131 554 6244





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**espc**

*A closing date for offers may be set and interested parties wishing the opportunity to offer are advised to note interest through their solicitors. Acceptance of any note of interest does not constitute an undertaking that the party will be given the opportunity to offer. Access for surveyors should be arranged with the selling agents. These particulars are given for guidance only and do not form part of any contract. Dimensions are approximate.*