

6 THE CHESTERS

Drem, East Lothian, EH39 5BU

**GENEROUS
DETACHED HOUSE**
on the rural fringes of Drem



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PROPERTY NAME

6 The Chesters

LOCATION

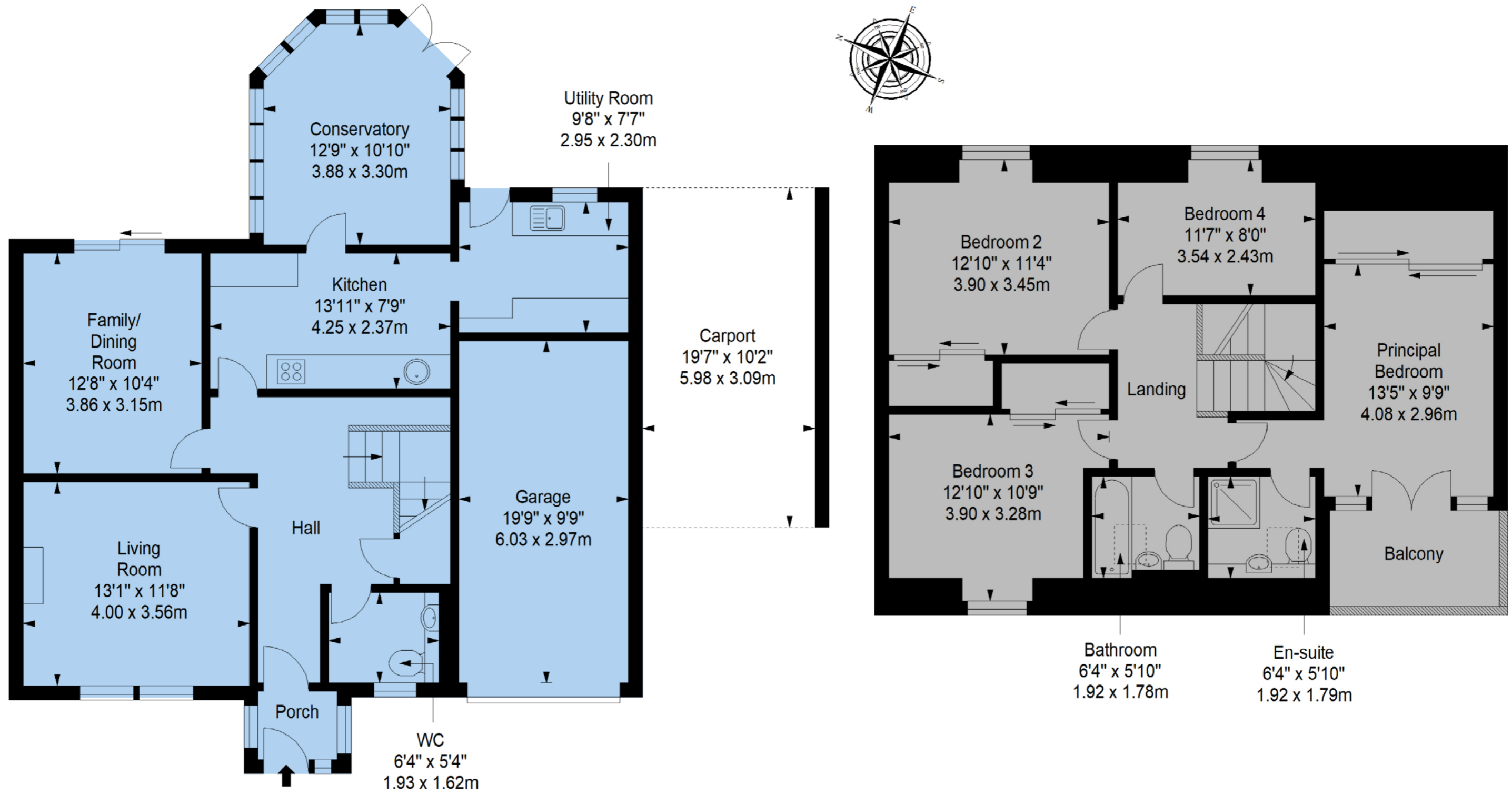
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APPROXIMATE TOTAL AREA:

168.9 sq. metres (1818.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.





Welcome to 6 THE CHESTERS

Generous detached house forming part of a sought-after development on the rural fringes of Drem, enjoying three reception rooms, a kitchen, four bedrooms, and two bathrooms (plus a separate WC), as well as front and rear gardens, an attached single garage, and a carport.

This four-bedroom, two-bathroom (plus a separate WC) detached house represents an ideal family home within a sought-after development on the edge of Drem, bordering open countryside and farmland and enjoying lovely far-reaching views. The house is tucked within a quiet cul-de-sac and it benefits from close proximity to bus and rail links in Drem, as well as other everyday essentials and amenities in surrounding towns and villages. The property sits within the highly regarded North Berwick High School catchment area.

GENERAL FEATURES

Generous detached house on the edge of Drem
Neighbouring open countryside
Set within a quiet cul-de-sac
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Entrance porch and hall with storage and a WC
Elegant living room with feature fireplace surround
Versatile family/dining room
Spacious conservatory with garden access
Stylish kitchen with adjoining utility room
Principal bedroom with built-in wardrobe, en-suite, and balcony
Three further bedrooms (two with built-in wardrobes)
Modern family bathroom with shower-over-bath

EXTERIOR FEATURES

Well-maintained front and rear gardens
Attached single garage, carport, and driveway

AN INVITING ENTRANCE

to a lovely family home



You are welcomed into the property by an entrance porch leading through to a wide reception hall with built-in storage, a stylish two-piece WC, and space for furniture items. The hall sets the tone for the attractive interiors to follow with neutral décor and wood-styled flooring.

THREE FLEXIBLE LIVING AREAS

The living room

The living room is situated to the front of the property, taking full advantage of its position with lovely open views, enjoying afternoon and evening sun through a west-facing window. The space is elegantly presented with neutral décor, a carpet for optimum comfort underfoot, and a feature fireplace surround around which furniture can be arranged.



The second reception area is situated to the rear of the property, with east-facing patio doors opening onto the garden. It offers excellent flexibility and options for use, such as a formal dining room, a relaxing family room, a children's playroom, or an office for homeworking and studying.



The final reception area is a conservatory that is attached to the kitchen, filled with natural light through a wealth of glazing and affording access to the garden.



BEAUTIFULLY APPOINTED KITCHEN

with a large utility room



The kitchen is beautifully appointed with a selection of stylish, modern cabinetry, gleaming quartz worktops, and sleek white metro-tiled splashbacks. The kitchen is openly adjoined by a utility room (with external access) housing a wealth of additional cabinetry, wood and quartz worktops, splashback metro tiled, a breakfast bar, and a Belfast sink.





Be open
to the joy
you deserve.





FOUR BEDROOMS

The bedrooms are all situated on the first floor, approached via a staircase and landing. The particularly spacious principal bedroom has a large sleeping area, a mirrored built-in wardrobe with sliding doors, an en-suite shower room, and a west-facing balcony with views over the countryside and farmland. Two of the remaining bedrooms are also accompanied by built-in wardrobes, whilst the fourth is currently being utilised as a home office.



"West-facing balcony with views over the countryside"





THE BATHROOMS

The principal bedroom's stylishly appointed en-suite shower room comprises a large enclosure with a rainfall showerhead and handset, and a WC-suite set into storage. The family bathroom completes the accommodation on offer and comes replete with a bathtub with a rainfall shower, handset, and glazed screen, and a vanity cabinet with a WC-suite inset.

Two immaculate washrooms



GARDENS & PARKING



**Well-maintained, good-sized front and rear gardens
and private parking for multiple cars**

Externally, the house is perfectly complemented by well-maintained front and rear gardens. The lawned front garden is west-facing with lovely views, whilst the walled rear garden features a neat lawn with a border of trees and shrubs. Excellent private parking is provided by an attached single garage, a car port, and a driveway.

Extras: Integrated kitchen appliances comprise an oven, hob, and extractor hood, as well as a freestanding fridge/freezer, dishwasher, and washing machine, will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

DREM

East Lothian

Enjoying an outstanding location in the heart of the unspoilt East Lothian countryside, yet within easy reach of bustling towns, Edinburgh city centre, the rugged coastline and excellent golf courses, is the picturesque village of Drem. The village boasts its own railway station connecting you to the capital within 25-minutes, perfect for commuters or families with children attending any of Edinburgh's many highly regarded independent schools. The area is famous for its highly regarded golf courses and within a 5 miles radius, you are spoilt for choice with some of the best courses on offer including: Kilspindie, Luffness, Craigielaw Golf Club, Gullane and Haddington to name a few. The bustling and historic town of Haddington is approximately 10 minutes by car, as is the popular coastal town of North Berwick. Both towns have excellent shopping facilities, restaurants and hotels and they benefit from Tesco supermarkets. The property is within the catchment area for the highly regarded North Berwick High School and Athelstaneford Primary School.





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