



Plot 1 Dirleton Avenue, North Berwick, East Lothian, EH39 4AX

An exciting opportunity to acquire a well-located development plot with full Planning Permission for a thoughtfully designed contemporary dwelling, situated within an established residential setting close to local amenities and transport links.

Planning Permission was granted by East Lothian Council on 1st September 2025 (Ref: 25/00697/P), with full details available via the planning portal.

The approved design comprises a striking single-storey, architecturally designed home extending to approximately 113m² of internal accommodation (GIFA), designed to maximise natural light and modern living. The layout includes an open-plan kitchen, dining and living space, three bedrooms (including a principal bedroom with en-suite), a family bathroom, and practical storage throughout.

Externally, the design incorporates high-quality materials and a contemporary aesthetic, including stone cladding and large-format glazing. The property further benefits from a green roof system, enhancing both sustainability and visual integration with its surroundings.

The site layout has been carefully considered to provide private garden grounds of approximately 115m², a terrace area for outdoor living, and off-street parking for two vehicles. Additional features include new landscaping, native planting, and a dedicated EV charging point, along with an air source heat pump to support energy-efficient living.

Access is taken via the existing road network, with improvements to parking and turning areas, ensuring practicality alongside the attractive residential setting. The plot enjoys a convenient position close to local services, while still offering a sense of privacy and modern design appeal.

This is a rare opportunity to build a high-quality, contemporary home in a desirable and well-connected location, with detailed architectural plans already in place.

Approved drawings and planning information are available on request.

The boundary lines shown in any marketing material are for illustrative purposes only and should not be relied upon. Interested parties are advised to carry out their own due diligence and refer to official title plans and surveys for accurate boundary information. The seller and agent accept no liability for any discrepancies.

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