



Bramerton Cottage

29/9 DIRLETON AVENUE, NORTH BERWICK
EAST LOTHIAN, EH39 4BE

A charming, rarely available cottage arranged over two floors, featuring a generous west facing private garden and enjoying a prime central position in the highly sought after seaside town of North Berwick.

Hallway, bright spacious sitting room, breakfasting kitchen with sun terrace off, staircase and upper hallway, traditional sized double bedroom with fitted wardrobes, white three piece bathroom and private attic. Modern electric heating and some double glazing.

Delightful, fully enclosed private garden and unallocated residents parking space.

Existing short term let licence in place.



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GENERAL DESCRIPTION

A charming, rarely available end of terrace cottage arranged over two floors, featuring a generous west facing private garden and enjoying a prime central position in the highly sought after seaside town of North Berwick.

The internal layout comprises a hallway with a useful storage cupboard off. The bright and spacious sitting room enjoys an attractive outlook over the private garden, creating a warm and welcoming living space. The breakfasting kitchen offers ample room for informal dining and provides direct access to the garden's sun terrace, ideal for outdoor relaxation and entertaining.

A staircase leads to the upper hallway, which benefits from a side window providing natural light and a hatch gives access to the property's private attic space. The traditional sized double bedroom includes both a storage cupboard and fitted wardrobes, while the bright bathroom features a white three piece suite.

The property's specification includes modern electric heating installed in 2025 and there is some double glazing.

Externally, the delightful west facing garden is fully enclosed and accessed via a wooden gate off Ware Road. Designed with ease of maintenance in mind, it features mature planted sections, gravelled areas and a slabbed pathway leading down to the property and sun terrace. Unallocated parking spaces are shared between neighbouring properties, with free on street parking also available on Ware Road.

This property currently holds a new short term let licence, offering an excellent opportunity for those considering investment options or wishing to generate additional income if desired.

SITUATION

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Situated just twenty five miles from Edinburgh, the town is popular with commuters and holiday makers alike. North Berwick Railway Station is approximately 5 minutes walk from the property. There is a regular train service to Edinburgh Waverley Station with a 30 minute journey time.

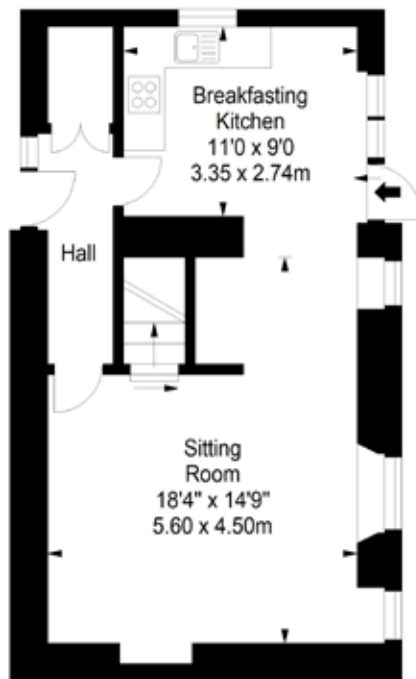
The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer, including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes and a swimming pool. The nearby Marine Hotel is home to a health club and spa as well as bar and dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemists and Co op, while an Aldi and Tesco are located on the east side of the town.

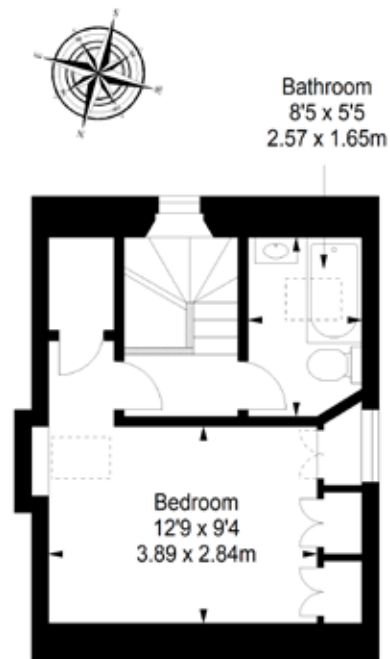
North Berwick's vibrant community spirit is showcased through various events and festivals held throughout the year. The Fringe by the Sea festival, held annually in August, features a diverse range of music, comedy and arts performances, attracting both locals and visitors.

North Berwick | Bramerton Cottage

Ground Floor
Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor
Approx. 25.7 sq. metres (276.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 sq. feet)



**ENTRY**

By Arrangement

PRICE & VIEWING

For asking price and viewing arrangements please telephone 07814 203 990 or visit www.espc.com

ENERGY EFFICIENCY RATING: E**NOTES OF SALE**

These particulars do not form part of an offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy.

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& co

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