



8 Ruthven Road

DIRLETON, EH39 5HB

Property
PARIS STEELE

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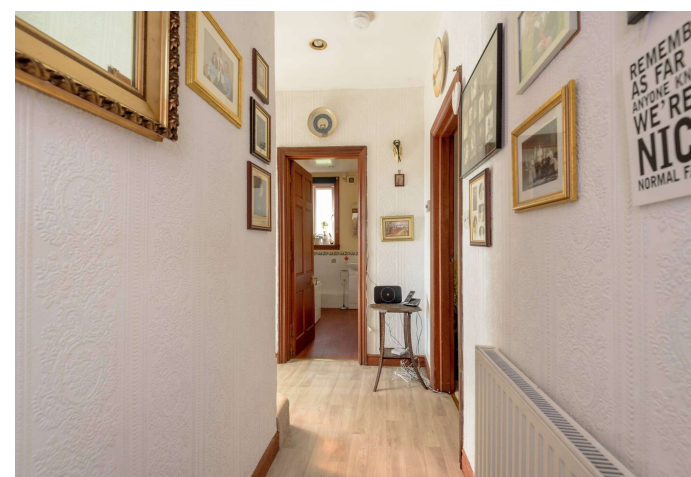
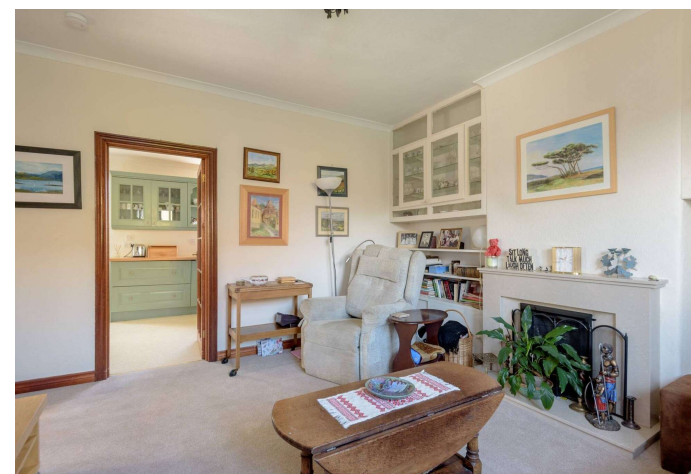
PROPERTY DESCRIPTION

Nestled in the idyllic village of Dirleton within easy reach of spectacular Yellowcraigs Beach and bustling North Berwick, this three-bedroom semi-detached home presents a rarely available opportunity for peaceful coastal living.

A charming gated garden leads to the home and a welcoming hallway. From here a light-filled sitting room awaits. Spacious and with a tasteful decor that includes plush carpeting and bespoke cabinetry, this warm and comfortable carpeted space is a perfect place to relax. Adjoining is an impressive south-west-facing dining kitchen opening to the rear garden. With shaker style cabinetry in a serene green, it boasts butcher block worktops and an integrated gas hob, oven and extractor hood.

Enhancing the living and reception space is a well-appointed south, east, and west-facing conservatory with captivating views over the surrounding countryside and fields thanks to floor to ceiling glazing. A family bathroom completes the ground floor layout. Ascending to the first floor and there are three well-presented and bright double bedrooms. The first floor also has a small WC compartment.

The property boasts a large attic, entered via a hatch and ladder. The space is majority floored, has a skylight and additional lighting, power sockets, a radiator and a side loft. A fantastic multi-use addition to the home.



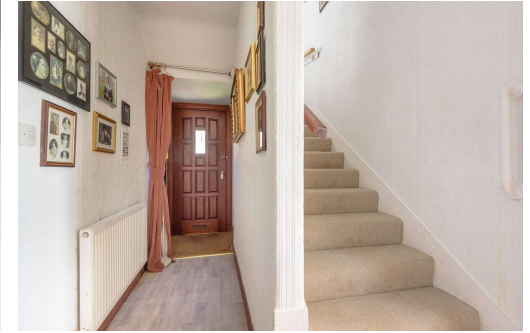


Externally the gated garden to the front with open countryside views boasts a mature lawn, hedging, established trees, planting and paving. To the rear, the south-west-facing garden showcases a similar idyllic design making it an ideal place for friends and family to enjoy. There is on-street parking.

FIXTURES AND FITTINGS



Fitted floor coverings, curtains and blinds, light fixtures, integrated oven, gas hob, extractor fan, fridge-freezer and dishwasher will be included in the sale. The washing machine will also be included.



PROPERTY FEATURES

- ❑ Three-bedroom end-terrace home
- ❑ Bright sitting room
- ❑ Modern dining kitchen, opening to rear garden
- ❑ Conservatory
- ❑ Three double bedrooms
- ❑ Family bathroom
- ❑ Front and rear gardens
- ❑ On-street parking
- ❑ Double glazing
- ❑ Gas central heating
- ❑ Solar panels
- ❑ EPC - D
- ❑ Council tax band - C
- ❑ Tenure - Freehold

DIRLETON

Dirleton is a picturesque and highly sought-after East Lothian conservation village approx. 25 miles from Edinburgh City Centre. The village has a hotel and pub with further retail and dining amenities including The Bonnie Badger, The Clubhouse, and Main Course available in nearby Gullane. Five minutes away North Berwick with its spectacular beach boasts a thriving high street with an array of shops along with larger supermarkets.

For recreational opportunities you are spoilt for choice with walks at Dirleton Castle and Gardens, on the beautiful Yellowcraigs, Gullane and North Berwick beaches or in the East Lothian countryside. There are tennis clubs in both Gullane and North Berwick, and world-renowned golf courses including Muirfield and Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a local primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.

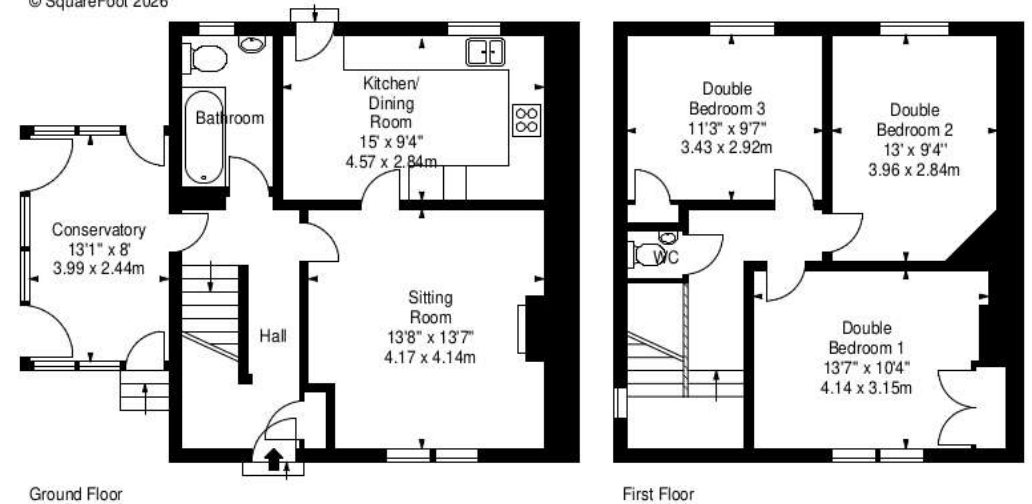




Ruthven Road,
Dirleton,
North Berwick,
East Lothian, EH39 5HB



Approx. Gross Internal Area
1111 Sq Ft - 103.21 Sq M
For identification only. Not to scale.
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Please Note:

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2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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