

COULTERS ©

PUFFINS NOOK, 63 DIRLETON AVENUE

NORTH BERWICK, EAST LOTHIAN, EH39 4BJ

3 BED | 1 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

Forming part of a handsome building on Dirleton Avenue in the sought-after seaside town of North Berwick, Puffin's Nook is a stylish three-bedroom main door lower villa, ideally positioned within walking distance of the town's amenities, train station and beach.

Recently renovated throughout, the property combines well-proportioned interiors and period features with a contemporary finish. Outside, there is a delightful private front garden, a side courtyard terrace and private driveway parking.

KEY FEATURES

- Stylish, well proportioned main door lower villa
- Three double bedrooms
- Delightful private front garden and courtyard terrace
- Private driveway parking
- Ideally located close to local amenities, transport links and the beach
- Beautifully presented, recently renovated contemporary accommodation
- EPC Rating - C
- Council Tax Band - E





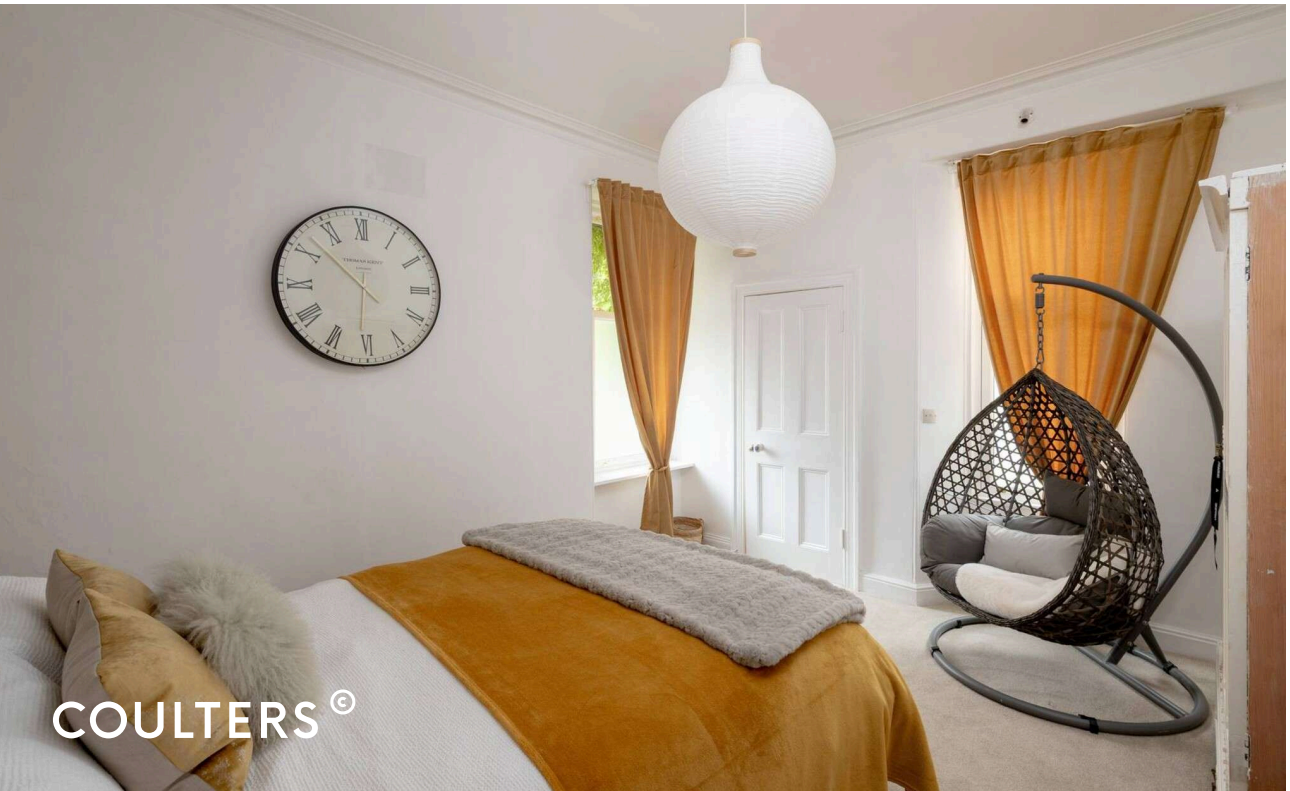


The beautifully presented accommodation comprises an entrance vestibule leading to a spacious hallway with good storage; a dual-aspect sitting room and dining area featuring a wood-burning stove, open plan to a well-appointed kitchen with a good range of units, all appliances and a large central island; three double bedrooms; a modern shower room; and a useful utility room with access to the courtyard.

Heating and hot water are provided by a gas central heating system.







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THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

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 newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.
Reputable local primary and secondary schooling including North Berwick High School are within easy reach. There is also private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

All fitted floor coverings, carpets, curtains (with the exception of the sitting room and double bedroom 1), blinds, vestibule and entrance hall light fittings, induction hob, oven, combination microwave oven, warming drawer, boiling water tap, fridge/ freezer, dishwasher, washing machine, tumble dryer, wine fridge and garden shed are included in the sales price.

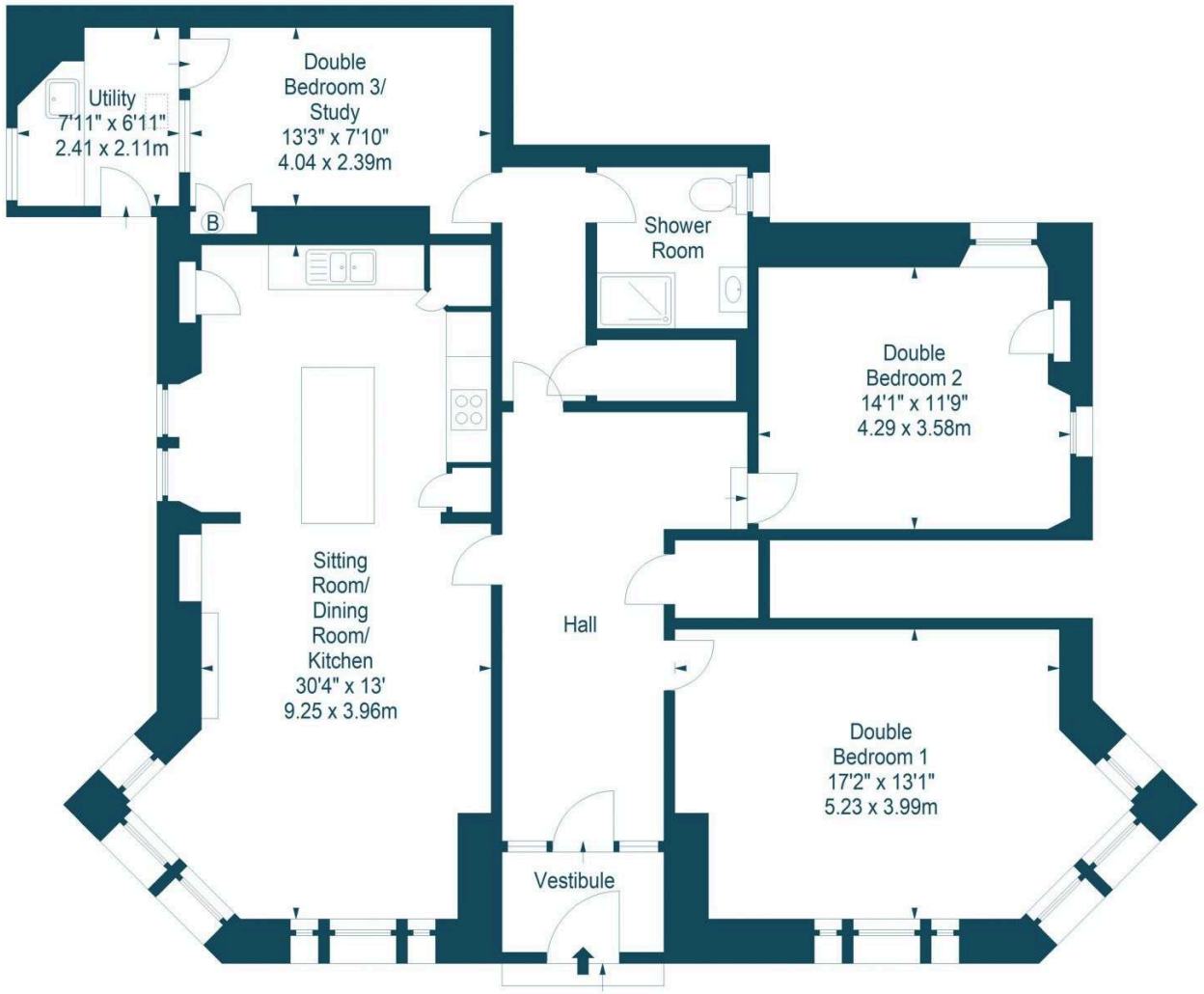
HOME REPORT VALUATION: £530,000


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Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BJ

SquareFoot

Approx. Gross Internal Area
1371 Sq Ft - 127.37 Sq M
For identification only. Not to scale.
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Ground Floor

GET IN TOUCH

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0131 603 7333
enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.