

COULTERS

1 THE CHESTERS

DREM, EAST LOTHIAN, EH39 5BU

4 BED | 3 BATH | 2 PUBLIC





COULTERS

TAKE A LOOK INSIDE

Situated in the picturesque village of Drem, 1 The Chesters is a delightful four bedroom linked detached family home conveniently located in the heart of the East Lothian countryside, surrounded by beautiful walks whilst being within easy reach of the popular village of Gullane and the desirable coastal town of North Berwick, both with an excellent range of local amenities as well as convenient access to the nearby train station, making it ideal for those seeking both tranquility and connectivity.

The property offers well proportioned accommodation with the additional benefit of a mature wraparound garden, attractive views across the surrounding countryside and a car port together with additional driveway parking.

KEY FEATURES

- Delightful link detached family house with rural views
- Four double bedrooms, one with ensuite
- Well established wraparound private garden
- Car port with additional driveway parking
- Idyllic countryside setting within a short walk of local train station
- Modern, well proportioned accommodation
- EPC Rating - D
- Council Tax Band - G







The ground floor is entered through a vestibule into a welcoming hallway, leading to a spacious sitting room overlooking the rear garden. The kitchen/dining room provides a good-sized space for everyday family living and entertaining, with a separate utility room offering useful additional storage and laundry facilities. A double bedroom and separate shower room complete the ground floor, providing flexibility for guests or those requiring bedroom space on the lower level.

Upstairs, there are three further double bedrooms, including a principal bedroom with an en-suite shower room. The remaining bedrooms are served by a family bathroom, while useful attic storage is accessed through double bedroom 2.







THE LOCAL AREA

Nestled in the heart of East Lothian's unspoilt countryside, the picturesque village of Drem offers a peaceful rural setting with easy access to vibrant towns such as nearby North Berwick, Gullane and Haddington, the dramatic coastline, top-rated golf courses, and Edinburgh city centre. Ideal for commuters, downsizers and second homers alike, Drem benefits from its own railway station, providing direct links to the capital in just 25 minutes.

Golf enthusiasts will be delighted by the exceptional selection of renowned nearby courses. The historic market town of Haddington and the charming coastal town of North Berwick are both about a 10-minute drive away. Each offers a wide range of shops, restaurants, and hotels, along with Tesco supermarkets for everyday convenience.

EXTRAS

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the gas hob, oven, microwave, dishwasher, fridge/freezer and the dishwasher are included in the sales price (all appliances are sold as seen).

The development is factored by Trinity Factors, annual factor fees are approximately £440. There is also an annual fee of £25 for The Chesters Owners Association.

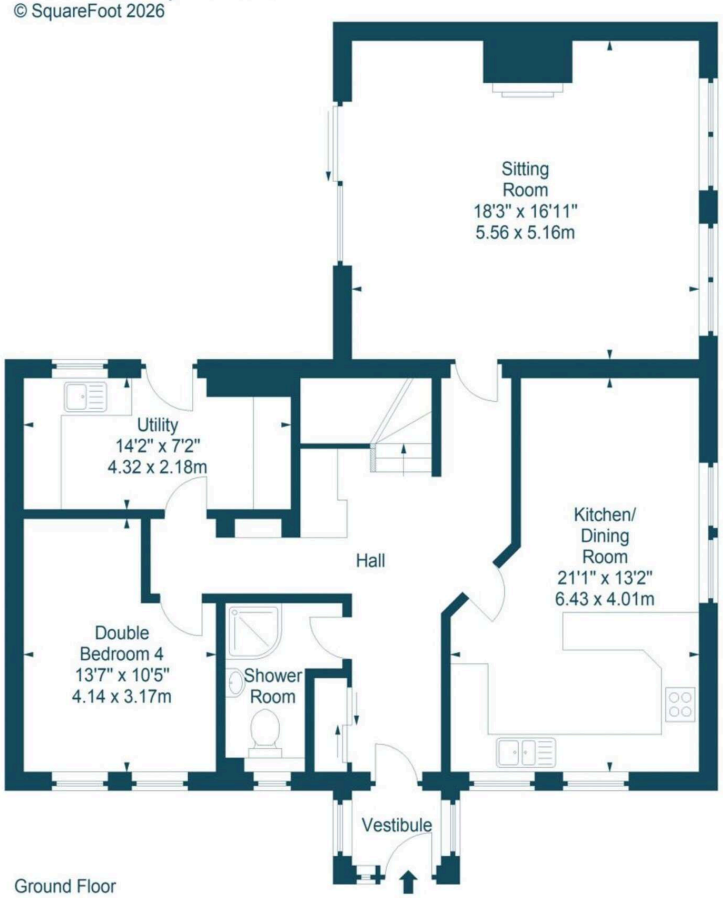
HOME REPORT VALUATION: £525,000


COULTERS ©

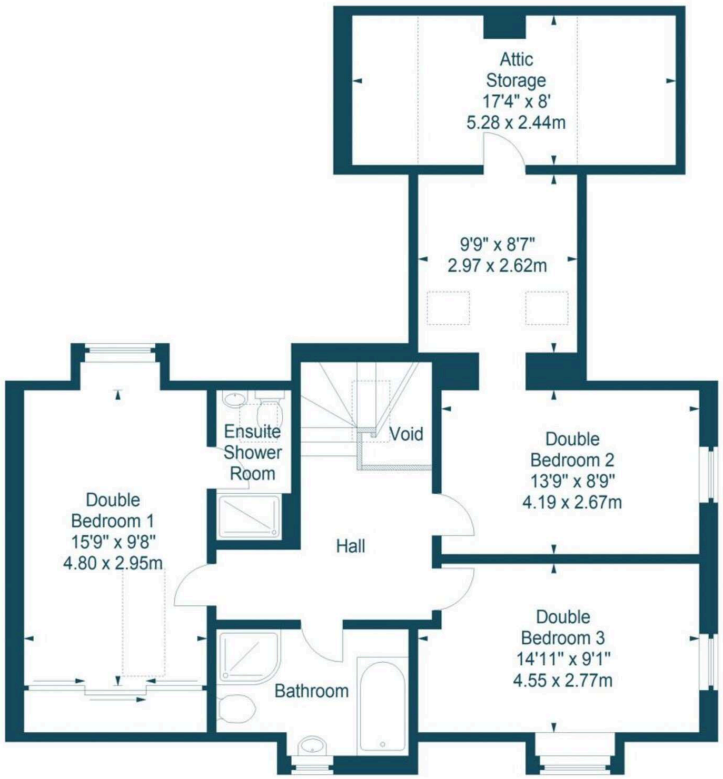
The Chesters,
Drem,
North Berwick,
East Lothian, EH39 5BU

SquareFoot

Approx. Gross Internal Area
170 Sq M - 1829.93 Sq Ft
(GIA supplied)
For identification only. Not to scale.
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Ground Floor



First Floor

GET IN TOUCH

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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.