

COULTERS

51A DIRLETON AVENUE

NORTH BERWICK, EAST LOTHIAN, EH39 4BL

3 BED | 2 BATH | 1 PUBLIC





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TAKE A LOOK INSIDE

Forming part of a traditional building in the sought after coastal town of North Berwick, 51A Dirleton Avenue is an attractive three bedroom main door ground floor flat, conveniently located within walking distance of the town centre, railway station and beach.

The well presented property offers bright and versatile accommodation, retaining a wealth of period features and benefiting from excellent storage throughout. Externally, there is a private front garden, south facing courtyard to the rear, access to delightful communal garden grounds, a detached garage and private driveway parking.

KEY FEATURES

- Beautifully presented main door ground floor flat
- Three bedrooms, one with ensuite
- Private front garden and south facing courtyard to the rear
- Detached garage and driveway parking
- Ideally located close to local amenities, transport links and the beach
- Well proportioned, versatile accommodation
- EPC Rating - D
- Council Tax Band - F







The well proportioned accommodation comprises an entrance vestibule leading into a welcoming hallway; a spacious bay windowed sitting room with an open fireplace; and a contemporary kitchen/dining room fitted with a good range of units and featuring French doors opening onto the rear courtyard.

There is also a principal bedroom with built-in wardrobes and an ensuite bathroom, two further double bedrooms and a modern shower room.







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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 carpets, fitted floor coverings, curtains, blinds, light fittings, the range oven, microwave, fridge, freezer, dishwasher and washing machine are included in the sale price. The fridge and tumble dryer in the garage are excluded from the sale.

HOME REPORT VALUATION: £565,000


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

SquareFoot

Approx. Gross Internal Area
1567 Sq Ft - 145.57 Sq M
Garage
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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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.