

FLAT 3, NETHER ABBEY APARTMENTS

20 DIRLETON AVENUE, NORTH BERWICK, EAST LoTHIAN, EH39 4BQ

Main-door top-floor apartment in sought-after North Berwick, enjoying three bedrooms, a large living room, a dining kitchen, and two bathrooms, plus access to private residents' parking.



CULLERTON'S



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WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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North Berwick

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Property Name

Flat 3, Nether Abbey Apartments

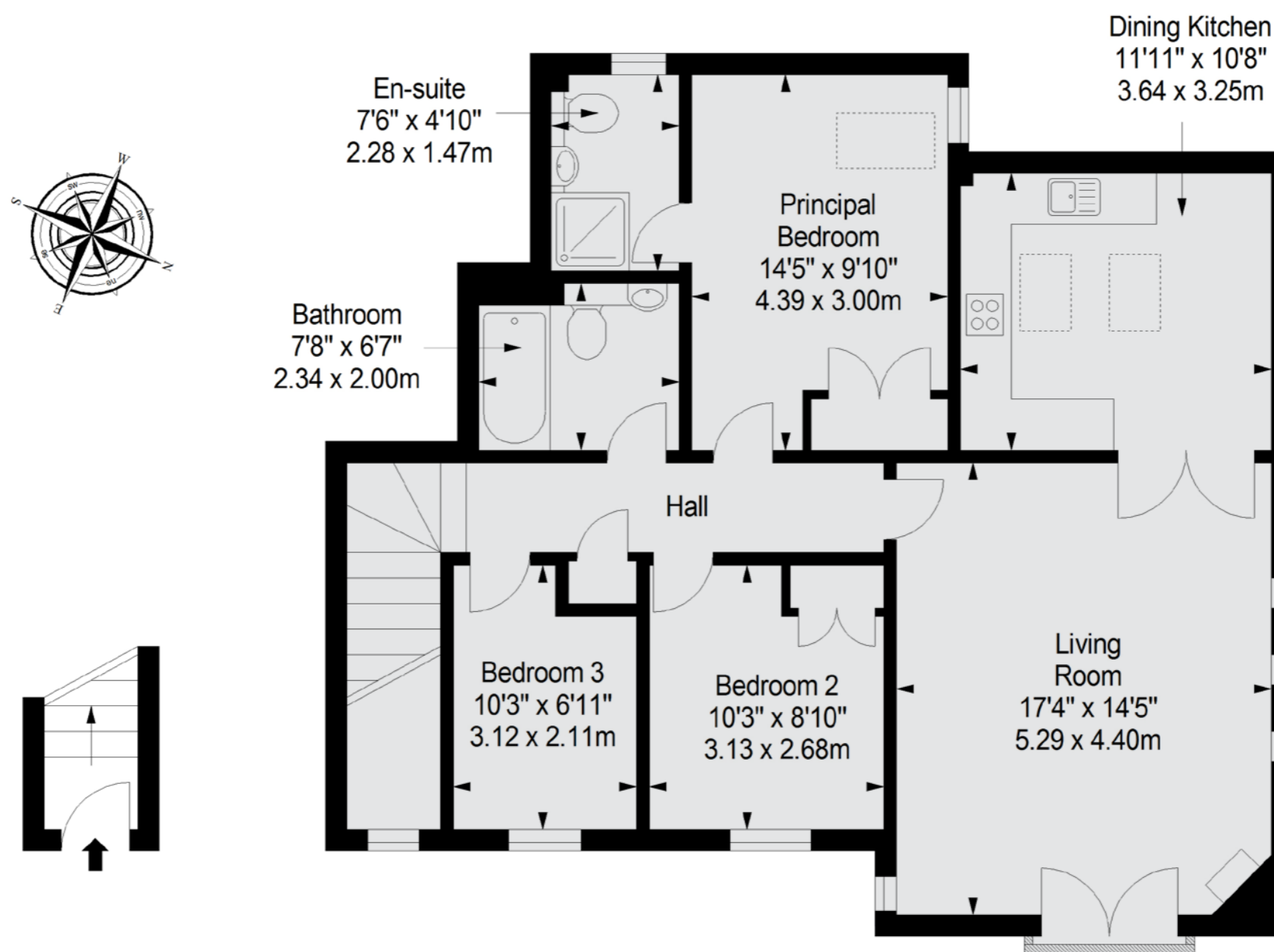
Location

20 Dirleton Avenue, North Berwick, East Lothian, EH39 4BQ

Approximate total area:

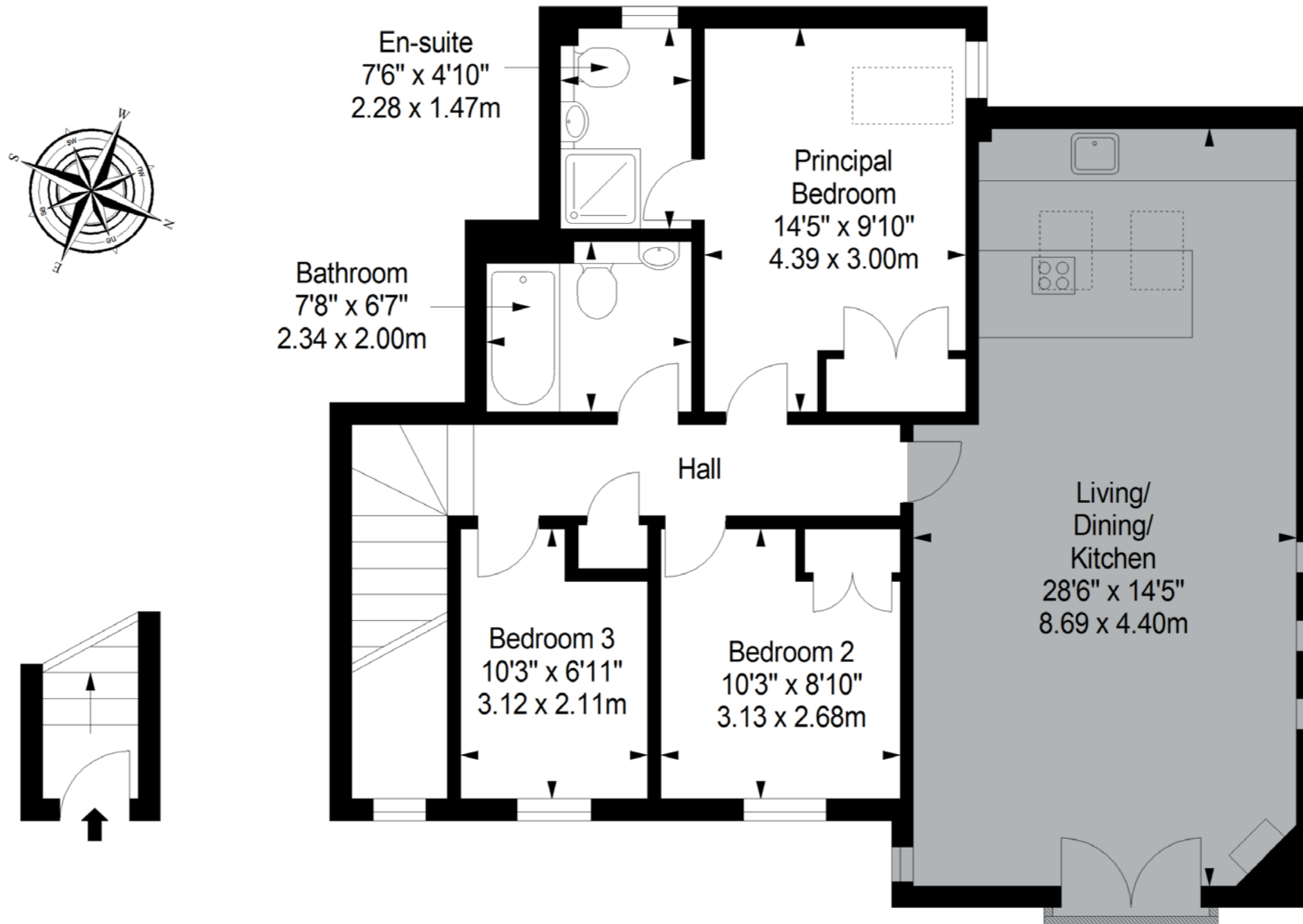
88.4 sq. metres (951.5 sq. feet)

 - Top Floor



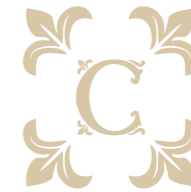
POTENTIAL ALTERATIONS

An alternative layout





Flat 3, Nether
Abbey Apartments



*B*oasting an excellent location in the highly desirable coastal town of North Berwick with wonderful sea views, this three-bedroom, two-bathroom top-floor apartment forms part of an exclusive development and is presented with attractive, modern interiors and neutral décor. The appealing apartment is sure to appeal to a wealth of buyers and lies enviably close to all North Berwick has to offer, such as an eclectic array of shops, restaurants, and bars, highly regarded schools, transport links (including the train station), golfing facilities, and the picturesque beach.

GENERAL FEATURES

- Main-door top-floor apartment in North Berwick
- Well-presented, modern interiors and neutral décor
- Lovely views over the rooftops to the coast
- Private ground-floor entrance and first-floor hall with storage
- Home Report value - £450,000
- EPC Rating - C

ACCOMMODATION FEATURES

- Generous, dual-aspect living room
- Well-appointed, modern dining kitchen
- Three bedrooms (two with built-in wardrobes)
- One en-suite shower room
- Separate family bathroom
- Gas central heating system
- Double-glazed windows

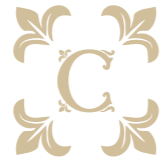
EXTERNAL FEATURES

- Private residents parking

AN INVITING FIRST IMPRESSION OF 3 NETHER ABBEY APARTMENTS

A private entrance door opens to a staircase which takes you to a landing hall with storage. Here, the tone for the accommodation to follow is set with neutral décor and a comfortable fitted carpet.





THE LIVING ROOM

An elegant space for relaxing as a family



Occupying a generous footprint which allows for various configurations of lounge furniture, the living room continues the presentation of the hall with the same décor and carpeting, and it is brightly lit by dual-aspect glazing, including French windows ornamented by a Juliet balcony and framing sea views. Traditionally styled cornicing and a homely fireplace add a touch of character to the space.





ALTERNATIVE LAYOUT

making the most of the sea views

A suggested alternative layout for the reception space, is to remove the current wall between the living room and the dining kitchen. This will open up the space and create a large sociable room with delightful views over the North Berwick coastline and golf course. To further enhance the views, the three current smaller windows could be extended to the floor, framing picture-perfect views. We have created CGI (computer generated images) to show what the layout could look like. Please note that all changes would be subject to the necessary consents being obtained.



DINING KITCHEN

The kitchen is connected to the living room via double doors, closing for privacy or opening to create a sociable space for entertaining and hosting guests. The kitchen is well-appointed with a wide range of modern, wood-styled wall and base cabinets, spacious worktops, and splashback tiling, with integrated appliances comprising an oven, microwave, hob, and extractor hood (all Smeg), a fridge/freezer, a dishwasher, and a washing machine. Provision is also made for a four-seater dining table.





*Well-appointed
cooking zone with
space for dining,
ideal for dinner
parties*



TRANQUIL & RELAXING SLEEPING AREAS

The apartment's three bedrooms continue the standard of décor set by the preceding accommodation, with the same neutral tones and fitted carpets for optimum comfort underfoot. The two larger bedrooms are accompanied by built-in wardrobes and the principal further benefits from an en-suite shower room, whilst the third bedroom could alternatively be utilised as a home office, ideal for those requiring a quiet space to work or study from home.

The property also has a floored loft offering excellent storage space, and also presenting an opportunity for future development, subject to the correct permissions.





*The principal
bedroom is
supplemented by
storage and an
en-suite
shower room*

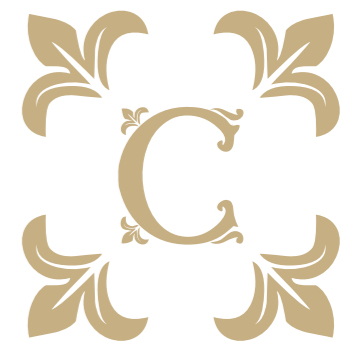




TWO WELL-APPOINTED WASHROOMS

The principal bedroom's en-suite comprises a corner shower enclosure and a WC-suite set into vanity storage. Finally, the bathroom completes the accommodation on offer and comes replete with a bath with an overhead shower and a glazed screen, a storage unit with a WC-suite inset, and a chrome towel radiator.

Gas central heating and double glazing ensure year-round comfort and efficiency.



Views over North Berwick towards the East Lothian coastline



PARKING

Private residents' parking

Externally, the development offers its residents convenient private parking, with an allocated space and a visitor space, accessed via an electric gate.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale. Some furniture may be available by separate negotiation.



Flat 3, Nether
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NORTH BERWICK

Situated on the picturesque and rugged East Lothian coastline, North Berwick is a sought-after town perhaps best known for its beautiful beaches, scenery, world-renowned golfing, and the Scottish Seabird Centre.

The town is favoured by a wide demographic of buyers owing to its outstanding amenities and close proximity to the capital, which can be reached by rail in just over 30 minutes. North Berwick also benefits from excellent bus links across the county and further afield, whilst the A1 and other road links are easily reached, making travelling by road fast and easy. The town is home to an eclectic array of shops, such as independent retailers, high street stores, and major supermarkets, as well as hairdressers, barbers, and beauty salons. It also has other everyday essentials including a doctor's surgery, pharmacies, a bank, florists, and coffee shops. More extensive shopping can be found a short drive away at Fort Kinnaird Retail Park, as well

as Edinburgh city centre and its world-class retail experiences. Those who love to spend time outdoors or exercising are spoiled for choice in North Berwick, with the iconic North Berwick Law, the stunning beaches, and the Lodge Grounds providing lovely backdrops for outdoor recreation, whilst a leisure centre offers a pool, a gym, and sports halls, and the town offers a wide range of sports groups and teams for all ages and abilities. Families with children of school age are provided with highly regarded schooling options from nursery to secondary level, alongside private childcare options, with independent options available in nearby Haddington, Dunbar, Musselburgh, and the city.

SCHOOLS

Law Primary School, North Berwick High School, independent options in surrounding towns and Edinburgh

CULTURE

Scottish Seabird Centre, Tantallon Castle, Original St Andrew's Church, Coastal Communities Museum

ART

Westgate Art Gallery, Greens & Blues Fine Art Gallery, North Berwick Art Group, North Berwick Arts Centre

#1

NAMED IN THE TOP 7 PLACES TO LIVE IN SCOTLAND BY THE SCOTSMAN IN 2021

LOCATION



Sought-after town on the East Lothian coast

TRANSPORT



Bus – 120, 121, 124, X5

Train Station – North

Berwick (0.4 miles)

Airport – Edinburgh

International (33 miles)



PARKS

Milsey Bay Beach, West Bay Beach, Lodge Grounds and Recreation Park, North Berwick Law

SPORTS

North Berwick Sports Centre, North Berwick Football Club, North Berwick Rugby Club, North Berwick Tennis Club, and a number of renowned golf courses

FOOD & DRINK

A wide range of high-quality restaurants, bars, cafés, coffee shops, and bistros



MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



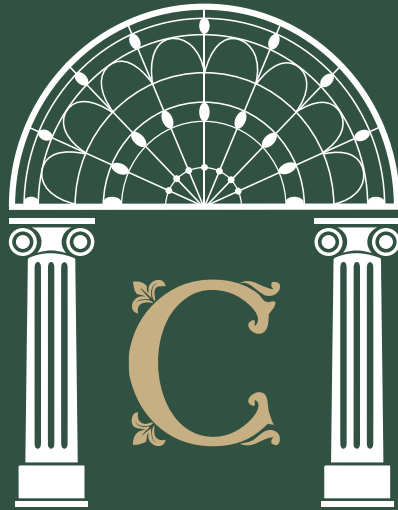
GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



CULLERTON'S

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DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.