

59 DIRLETON AVENUE

NORTH BERWICK, EAST LoTHIAN, EH39 4BJ

Welcome to an outstanding main-door four-bedroom double-upper apartment set within a beautiful traditional villa in the highly sought-after coastal town of North Berwick, which has been consistently voted as the 'Best Place to Live' in the UK!





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.



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS
ESTATE AGENCY
OF THE YEAR
2020-2021



CorporateLiveWire
SCOTLAND
PRESTIGE AWARDS
ESTATE AGENCY
OF THE YEAR
2021-2022



ESTATE AGENCY
OF THE YEAR
2021-2022

TABLE OF CONTENTS



Welcome to 59 Dirleton Avenue
An outstanding double-upper apartment with four bedrooms

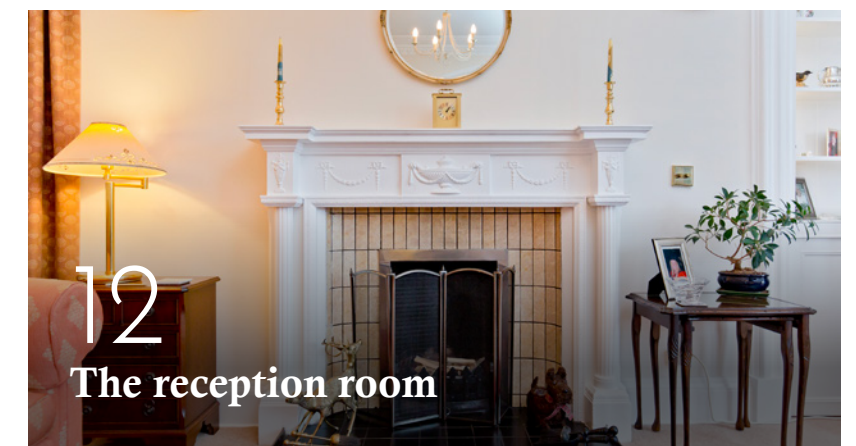
04 Floorplan

06 The property

11 The entrance

12 The reception room

16 The kitchen



The reception room



The bedrooms

20 The bedrooms

22 Principal bedroom

24 The bathrooms

27 Garden & parking

28 The area



Property Name

59 Dirleton Avenue

Location

East Lothian, EH39 4BJ

Approximate total area:

227.1 sq. metres (2444.5 sq. feet)

 - Ground Floor  - First Floor  - Second Floor  - Externals



AN OUTSTANDING DOUBLE-UPPER APARTMENT

This substantial four-bedroom, two-bathroom double-upper apartment is on the first and second floors of a magnificent period building. It is a rarely available home that is attractively presented throughout in neutral hues, finished with charming period details, high ceilings, and unique architectural features. The property offers a wealth of interior space, and it comes with private parking and a large private garden with a south-facing aspect. Situated in the North Berwick conservation area, the home is also well positioned to take full advantage of the surrounding countryside and the town's picturesque sandy beaches. It is also within easy reach of bus and rail links, amenities, and schools.

GENERAL FEATURES

- An outstanding double-upper apartment
- Generously proportioned, light-filled rooms
- Within a beautiful traditional villa
- Set in the North Berwick conservation area
- Quality neutral interiors with period features
- Home Report value - £825,000
- EPC Rating - E

ACCOMMODATION FEATURES

- Private main-door entrance
- Naturally-lit hall with a convenient WC
- Dual-aspect living room with an open fireplace
- Large kitchen/dining room with a walk-in pantry
- Naturally-lit landing with an airing cupboard
- Four double bedrooms that are bright and airy
- Principal dressing room with generous wardrobe storage
- Four-piece bathroom with a shower cubicle
- Three-piece bathroom with a handheld shower
- Sash windows with secondary glazing (except one)
- Gas central heating system

EXTERNAL FEATURES

- Private side garden and expansive mature south-facing garden
- A greenhouse, two sheds, and a large powered summerhouse
- Private parking area for at least three cars





59 Dirleton Avenue



A LASTING IMPRESSION

With its attractive period architecture, the property has an abundance of charm from the outset. Moving inside, it continues to impress. The private front door opens to a staircase leading up to a naturally-lit hall, with characterful archways and decorative plaster work. It is a lovely introduction that leaves a lasting impression.





THE RECEPTION ROOMS

The heart of the home

Offering expansive proportions and a light-filled ambience, the dual-aspect living room forms the perfect heart of the home. It is fronted by a bay window and enjoys lots of space for a wide choice of furnishings. In addition, an open archway (guarded by beautifully ornate plasterwork Lion heads) leads to a side space that can be used to suit your requirements, whether as a dining area, a children's play space, or as a study zone. The neutral palette and soft carpeting add to the elegance of this room, along with the eye-catching period cornice work and delicate ceiling rose. A stunning open fireplace (set beside a shelved recess) brings the final touch of sophistication to this wonderful reception area.





LARGE KITCHEN/DINING ROOM



L

aid with an Amtico floor (over original wooden floorboards), the kitchen/dining room has a large footprint creating a fantastic environment for family meals and sociable dinner parties. It incorporates a wealth of cabinet storage and sweeping worksurface space, in addition to an L-shaped island with a neatly fitted wine rack and display shelving. It also provides alternate access to outside (via an external stone staircase) and it has the benefit of a walk-in pantry too. An electric cooker, a dishwasher, and a washing machine are included in the sale.

Perfect for family meals and dinner parties



FOUR DOUBLE BEDROOMS

and a dressing room



Continuing the neutral décor, the four double bedrooms all enjoy a bright and airy ambience. On the first floor, the principal bedroom suite has expansive dimensions, incorporating a shelved recess and an openly accessed dressing room, which comes complete with generous built-in wardrobe storage. The remaining bedrooms are on the second floor, off a naturally-lit landing with an airing cupboard. These include the dual-aspect second bedroom (with built-in storage), the third bedroom with a walk-in cupboard, and a fourth bedroom which is currently used as an office for working from home. It ensures ample space and versatility to suit the ever-changing needs of families.

The principal bedroom has expansive dimensions, incorporating a shelved recess and an openly accessed dressing room, which comes complete with generous built-in wardrobe storage

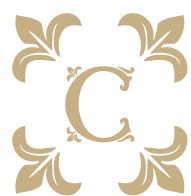


THE WASHROOMS

Two bathrooms and a WC

For convenience, the property has a WC off the hall on the first floor, as well as a spacious four-piece bathroom which features built-in storage, a towel radiator, a toilet, a washbasin, a corner bath, and a separate shower cubicle. On the second floor, there is an additional bathroom with a three-piece suite and handheld shower. All three are nicely presented in light neutral hues.

The home is heated by gas central heating, alongside traditional sash and case windows for a flood of natural light. All of the windows (except one) have secondary glazing.





GARDEN & PARKING

A mature south-facing garden



Externally, the home comes with lots of private garden space too. It has a neat side garden with a lawn and a greenhouse, as well as a gate leading to a sprawling enclosed garden that has a suntrap, south-facing aspect. The latter features a sizeable patio area and an expansive lawn, framed by mature plants for a leafy outlook. Perfect for families, it offers excellent privacy and includes a shed and a substantial summerhouse with electrical power. At the home's front entrance, there is also a paved parking area that is exclusive to the property, providing parking for at least three cars.

Extras: all fitted floor and window coverings, light fittings, an electric cooker, a dishwasher, and a washing machine to be included in the sale. The fridge/freezer may be available by negotiation.



The town centre boasts many independent shops, boutiques, and galleries and offers a family-run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. On the outskirts of the town there is also a large supermarket. The surrounding area has plenty to offer for the active type, with scenic walks, cycling routes and a sports centre with a swimming pool, fitness classes and a gym. For the golf enthusiast, there are a number of fantastic courses, including the nearby Glen Golf Course and North Berwick Golf Course.

North Berwick is known for its outstanding schools, with North Berwick High being the only state school in Scotland on the Prestigious List. Law Primary School is situated beside the high school. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. There is also a regular bus service serving the town to Edinburgh's city centre.



NORTH BERWICK





SCHOOLS

State Schools: Law Primary School
and North Berwick High School

Independent Schools: Loretto
School (Musselburgh), Belhaven
Hill School (Dunbar), Compass
School (Haddington)

CULTURE

Scottish Seabird Centre,
Bass Rock, Tantallon
Castle, Coastal
Communities Museum,
Myreton Motor Museum,
National Museum of Flight

UNIVERSITY

The University of
Edinburgh

#1

VOTED AS THE BEST PLACE
TO LIVE IN THE UK 2024 BY
THE SUNDAY TIMES

LOCATION



A highly sought-after
coastal town in
East Lothian

TRANSPORT



Bus – 120, 121, 124, 125,
126, X5, X7

Train Station – North
Berwick (0.5 miles)

Airport – Edinburgh
International (30 miles)



SPORTS

North Berwick Sports
Centre, North Berwick
Golf Club, Glen Golf
Club, North Berwick
Tennis Club &
Sailing Club

PARKS

West Bay Beach,
Milsey Bay Beach,
Yellowcraig Beach,
North Berwick Law,
and Lodge Grounds

FOOD & DRINK

Traditional pubs,
bars and restaurants,
international cuisine,
and caf  s



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.

M Cullerton

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's provides 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.

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

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2020-2021



CorporateLiveWire

**SCOTLAND
PRESTIGE AWARDS**

ESTATE AGENCY
OF THE YEAR

2021-2022



ESTATE AGENCY
OF THE YEAR

2021-2022

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.