

1 WESTPOINT

Drem, North Berwick, EH39 5AS



PROPERTY NAME

1 Westpoint

LOCATION

Drem, North Berwick EH39 5AS

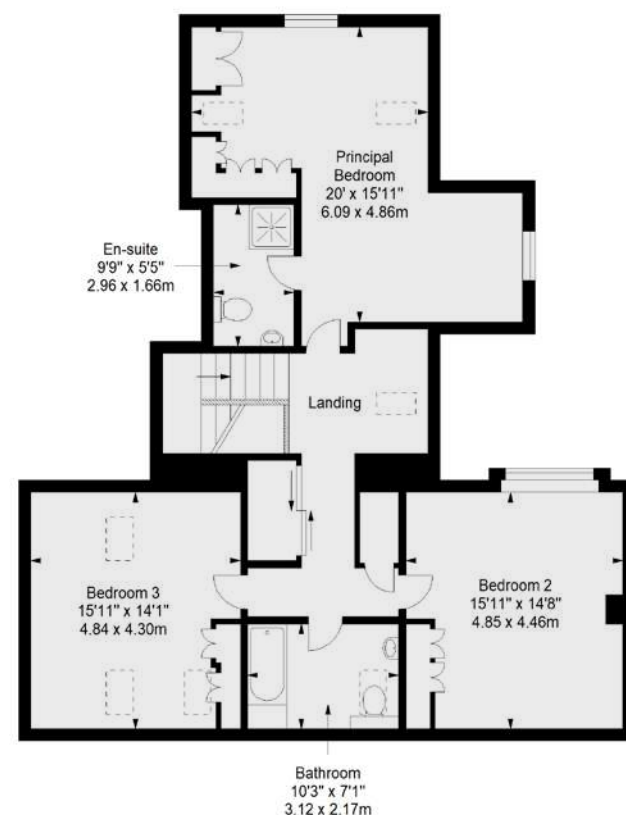
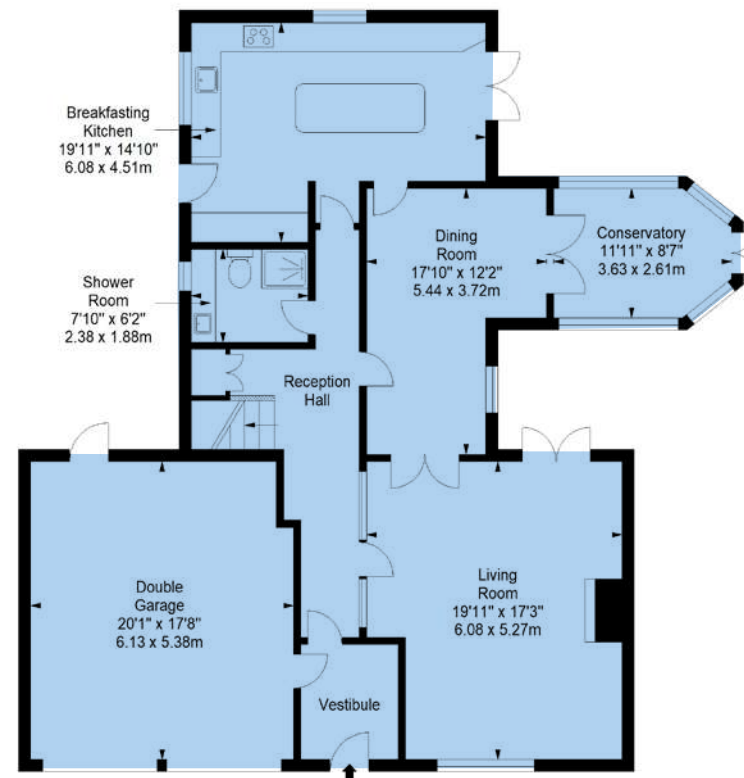
APPROXIMATE TOTAL AREA:

249.1 sq. metres (2681.3 sq. feet)

● GROUND-FLOOR

● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



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Drem is in the heart of the unspoilt East Lothian countryside.

"...this home represents an outstanding opportunity for country living."

Welcome to 1 WESTPOINT

Introducing an exceptional three/four-bedroom semi-detached house with a picturesque village setting and beautiful interiors that offer a wealth of space, incorporating three reception rooms, a stylish breakfasting kitchen, and three washrooms, alongside a double garage and a suntrap rear garden.

GENERAL FEATURES

A unique and rarely available semi-detached house
By open countryside in the charming village of Drem
Just a very short drive from spectacular beaches
Lots of interior space and attractive decoration
EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

Tiled vestibule and reception hall with built-in storage
Expansive, dual-aspect living room with a large fireplace
Spacious dining room/fourth double bedroom
Modern conservatory that captures lots of daily sun
Substantial kitchen with central island and breakfast bar
Naturally-lit landing with storage and a snug area
Expansive principal bedroom with:
Multi-aspect windows for a bright ambience
Generous built-in wardrobe storage
A three-piece en-suite shower room
Two further double bedrooms with built-in wardrobes
Ground-floor family shower room with a 3pc suite
First-floor 3pc family bathroom with an overhead shower

EXTERIOR FEATURES

Monoblock driveway and integral double garage
Fully-enclosed rear garden with a sunny aspect



Positioned by open countryside in the charming village of Drem

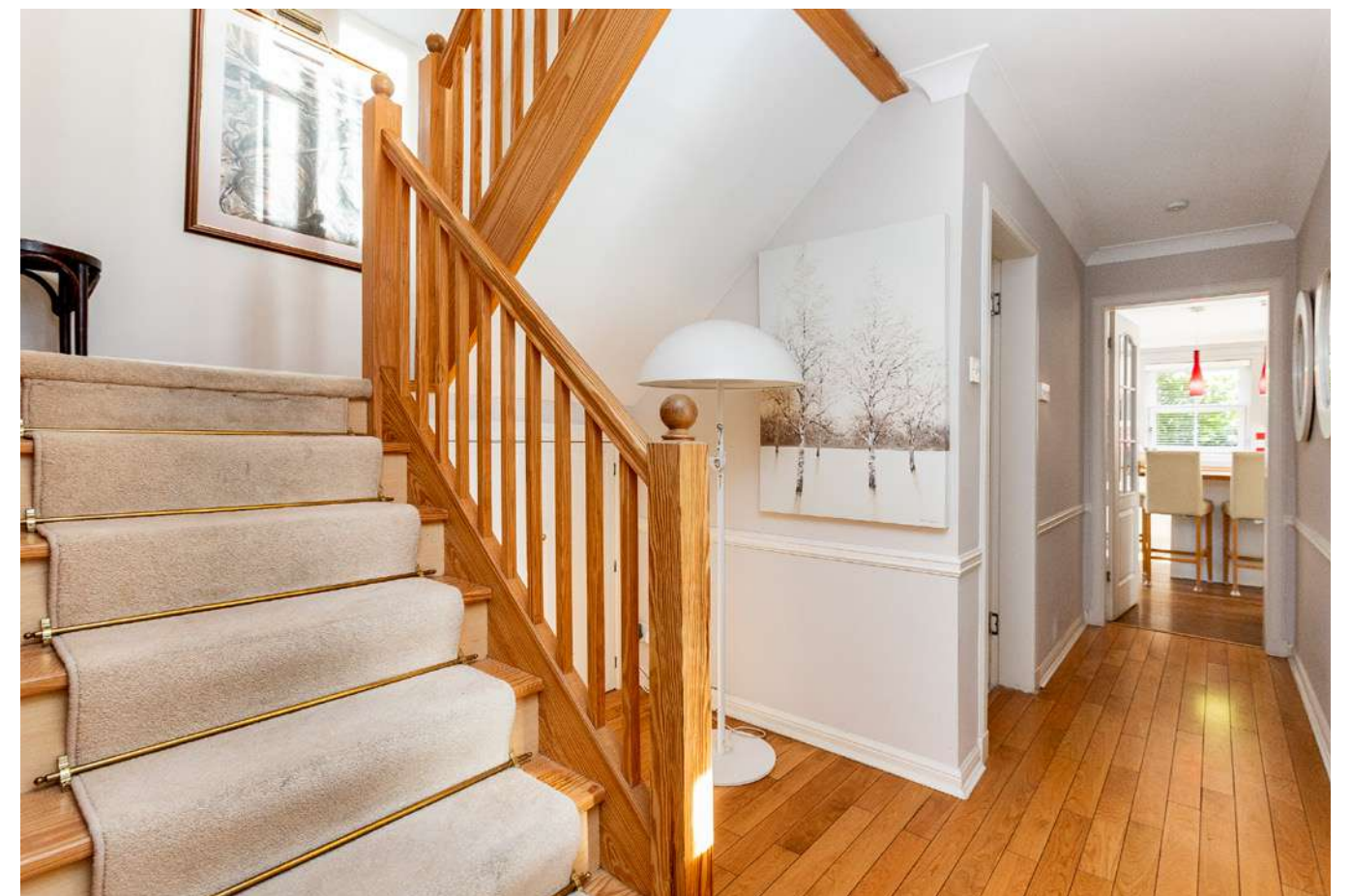
This unique and rarely available three/four-bedroom semi-detached house offers a peaceful rural lifestyle, just a very short drive from East Lothian's most spectacular beaches. The scenic locale is sure to be highly popular with families, downsizers, and professionals who seek a slower pace of life that remains well connected to neighbouring villages and towns, like Gullane and North Berwick. A local train station (just a stroll away) also provides a fast 25-minute commute to Edinburgh city centre. The home itself offers large, light-filled rooms that are attractively decorated and finished with a keen eye for detail, perfectly blending style, comfort, and functionality. It has generous storage to keep the interiors neat and tidy, and it features ample private parking and a mature garden. Promising lots of space and high standards, this home represents an outstanding opportunity for country living.



WELCOME TO A COUNTRY HOME

with a difference

This remarkable home has an inviting presence from the outset and moving inside further reinforces its charm. You are initially welcomed by a tiled vestibule flowing through to a reception hall that sets a sophisticated tone with its elegant décor and wooden floor. Built-in storage also ensures a clutter free introduction.



RECEPTION ROOMS

Three lovely reception rooms to explore

Homeowners enjoy three interconnected reception areas that allow a sociable flow of accommodation, whilst each room retains its own identity. The living room is the place to relax and socialise, enjoying an expansive footprint bathed in dual-aspect light. It is complemented by subtle decoration and a plush carpet which work together to create a sumptuous aesthetic.





Framing the room is a large fireplace with a living flame effect. French doors also open to the garden, seamlessly connecting the indoors to outside. A spacious dining room echoes the look of the living area, providing a spacious setting for family meals and memorable dinner parties.

Adjacent to the dining room, a modern conservatory provides a serene retreat allowing you to unwind whilst bathing in sunlight and admiring the garden ambience.

"...three interconnected reception areas that allow a sociable flow of accommodation"





STYLISH KITCHEN

with a
substantial
footprint

The triple-aspect breakfasting kitchen is a food lover's dream. It boasts a substantial footprint and is arranged around a large central island that doubles as a breakfast bar. The space is tastefully appointed with cream-coloured cabinets and expansive wooden worktops, offering a wealth of storage and workspace. Vibrant cherry-red splashback tiles add a welcomed pop of colour, whilst a full suite of integrated appliances ensure a smooth and contemporary finish. French doors also extend the space out further into the garden which is perfect for summer entertaining.





BEDROOMS

High levels of comfort

On the first floor, a naturally-lit landing provides built-in storage and a charming snug area before connecting to the three double bedrooms. All three rooms are generously proportioned and brightly illuminated, coming further enhanced by attractive decoration and soft carpeting. Each room has a lot of floorspace for a variety of bedside furnishings, particularly in the multi-aspect principal suite which has its own lounge area and en-suite shower room. All three bedrooms are also equipped with generous built-in wardrobe storage, ensuring fantastic practicality alongside high levels of comfort. If required, the dining room could alternatively be used as a fourth double bedroom.



"...the multi-aspect principal suite which has its own lounge area and en-suite shower room."





BATHROOMS

A bathroom, a shower room and an en-suite

In addition to the principal bedroom's en-suite, this home has a ground-floor family shower room, with fitted storage. A first-floor family bathroom (with an overhead shower) provides further convenience as well.

Extras: integrated kitchen appliances (induction hob, extractor hood, eye-level double oven, eye-level microwave, deep Belfast sink, fridge, freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.





GARDENS & PARKING

An idyllic, sun-drenched
sanctuary

Externally, generous private parking is provided via a monoblock driveway (shared with the neighbouring property) and an integral double garage, which provides convenient access to the vestibule and plenty of space for additional storage. To the rear, there is also a fully-enclosed garden that is an idyllic sanctuary, providing excellent privacy and a sun-drenched orientation, capturing lots of sun from the south and west. It features a patio area for al fresco dining and a long stretch of lawn, framed by mature plants that enhance the tranquil surroundings.



DREM

Famous for its highly regarded golf courses

Enjoying an outstanding location in the heart of the unspoilt East Lothian countryside, yet within easy reach of bustling towns, Edinburgh city centre, the rugged coastline and excellent golf courses, is the picturesque village of Drem. The village boasts its own railway station connecting you to the capital within 25-minutes. The area is famous for its highly regarded golf courses and within a 5 miles radius, you are spoilt for choice with some of the best courses on offer including: Kilspindie, Luffness, Craighelaw Golf Club, Gullane and Haddington to name a few. The bustling and historic town of Haddington is approximately 10 minutes by car, as is the popular coastal town of North Berwick. Both towns have excellent shopping facilities, restaurants and hotels and they benefit from Tesco supermarkets. The property is within the catchment area for the highly regarded North Berwick High School and Athelstaneford Primary School.





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