

Braeburn

69 Dirleton Avenue, North Berwick, East Lothian, EH39 4QL



Welcome

from the Watermans Team, to the property at:

Braeburn, 69 Dirleton Avenue
North Berwick, East Lothian, EH39 4QL

Generous detached house in North Berwick, representing the perfect family home with flexible accommodation including four reception rooms, a dining kitchen, six bedrooms, a study, three bathrooms, and two separate WCs, plus established gardens, a detached double garage (with a flexible room above), and a multi-car driveway.

We hope you love this property as much as we do.



Watermans



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Summary of the accommodation

General Features

Generous detached house in North Berwick
Wonderfully spacious and flexible accommodation over
three floors

Accommodation Features

Entrance vestibule and hall/family room with a cloakroom
WC and storage
Elegant living room with box window and fireplace
Versatile playroom/formal dining room and multipurpose
drawing room with terrace
Large, well-appointed dining kitchen with breakfasting
island, utility room, and laundry room
Study for homeworking
Principal bedroom with dressing room and en-suite shower room
Five further bedrooms (one with an en-suite WC)
Family bathroom and separate shower room
Gas central heating and double glazing

Other Features

Established, leafy gardens
Detached double garage (with versatile room above)
Large multi-car driveway





Entrance

An impressive entrance to set the tone

Situated on one of North Berwick's most sought-after streets, this six-bedroom, three-bathroom detached house offers an ideal family home, with wonderfully spacious and flexible accommodation arranged over three floors. The house enjoys an excellent location in the town close to its outstanding amenities, such as an eclectic array of shops, coffee shops, restaurants, and bars, transport links including a train station, bus services, and road links, schools from nursery to secondary levels, with independent options available in nearby Haddington, Dunbar, and Musselburgh, and scenic open spaces, including renowned golf clubs, parkland, and beautiful beaches.

A practical entrance vestibule welcomes you into the home and leads through to a large reception hall which doubles as a family room/sitting area, offering plenty of space for a lounge setup or other furniture to suit the new owner's needs. The area also features wide south-facing patio doors capturing sunny natural light throughout the day and opening onto the garden.





Reception Rooms

Multiple family-orientated living areas



The house boasts three further reception areas and a study, perfect for everyday family life and entertaining alike! The living room is an elegant space with neutral décor and a comfortable fitted carpet for optimum comfort underfoot, and it is fronted by a south-facing box window. An understated fireplace (housing a homely fire) creates a warm atmosphere and is an ideal focal point around which furniture can be arranged.





...for the older family members to relax in the evening, or a cosy TV room, and it has its own private terrace.

Across the hall you will find a versatile room that could be utilised in a number of ways, such as a children's playroom, a teenager's den, or a formal dining room, with plenty of space for furniture. Neighbouring this room is a study, perfect for those requiring a quiet space to work or study from home.

The third and final living area is on the first floor and, similar to the downstairs, offers excellent flexibility for the new owner. It could be used as a more formal entertaining space, an adult's living room for the older family members to relax in the evening, or a cosy TV room, and it has its own private terrace.





Dining Kitchen

A sociable cooking and dining area for dinner parties

The kitchen is sure to be sociable hub within this fabulous family home, with space for a dining area and a breakfasting island catering for morning coffee, casual weeknight dinners, and socialising while cooking. The kitchen comes well-appointed with a range of contemporary cream-coloured cabinetry, spacious wood worktops, and sleek cream metro-tiled splashbacks, all set against on-trend green décor. Neatly integrated appliances comprise a double oven, an electric hob, an extractor hood, a fridge, a freezer, and a dishwasher, whilst a separate utility room and an additional laundry room supplement the space, with cabinetry, workspace, and provision for freestanding appliances.





The bedrooms

Six generous and comfortable sleeping areas

The bedrooms are arranged over the first and second floors, with the first-floor sleeping areas accessed via a galleried landing overlooking the reception hall. The principal bedroom is exceptionally generous, with ample space for both bedroom and lounge furniture, if desired, and has the luxuries of a dressing room and an en-suite shower room. The remaining five bedrooms also offer plenty of space for furniture and could be utilised in many different ways, and one is also supplemented by an en-suite WC.







The bedrooms also offer plenty of space for furniture and could be utilised in many different ways





Bathrooms

Three washrooms ensure the home is well-equipped for family life

The principal bedroom's en-suite comprises a corner shower enclosure, a pedestal basin, and a WC, whilst the second-floor shower room has a shower cubicle, a WC-suite, and a chrome towel radiator. A family bathroom completes the accommodation on offer and comprises a bath, a pedestal basin, a WC, and a tall towel radiator.

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



Leafy gardens *and outstanding private parking*



Externally, the house is supplemented by established, leafy gardens featuring lawned areas, a chipped area that's perfect for children's play equipment, and a raised decked terrace for alfresco dining furniture and barbecues. Excellent private parking is provided by a detached double garage and a large, multi-car driveway. The garage also has a multipurpose room above, with an en-suite WC.

Extras: All fitted floor coverings, window coverings (except principal bedroom curtains), light fittings, and integrated kitchen appliances will be included in the sale.

The garage also has a multipurpose room above, with an en-suite WC.





Property Name

Braeburn, 69 Dirleton Avenue Drive

Location

North Berwick, East Lothian, EH39 4QL

Approximate total area:

407.8 sq. metres (4389.7 sq. feet)

Ground Floor



First Floor



Second Floor



Externals



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

EPC Rating - TBC | Council Tax band - H

Home report Value - £1,200,000



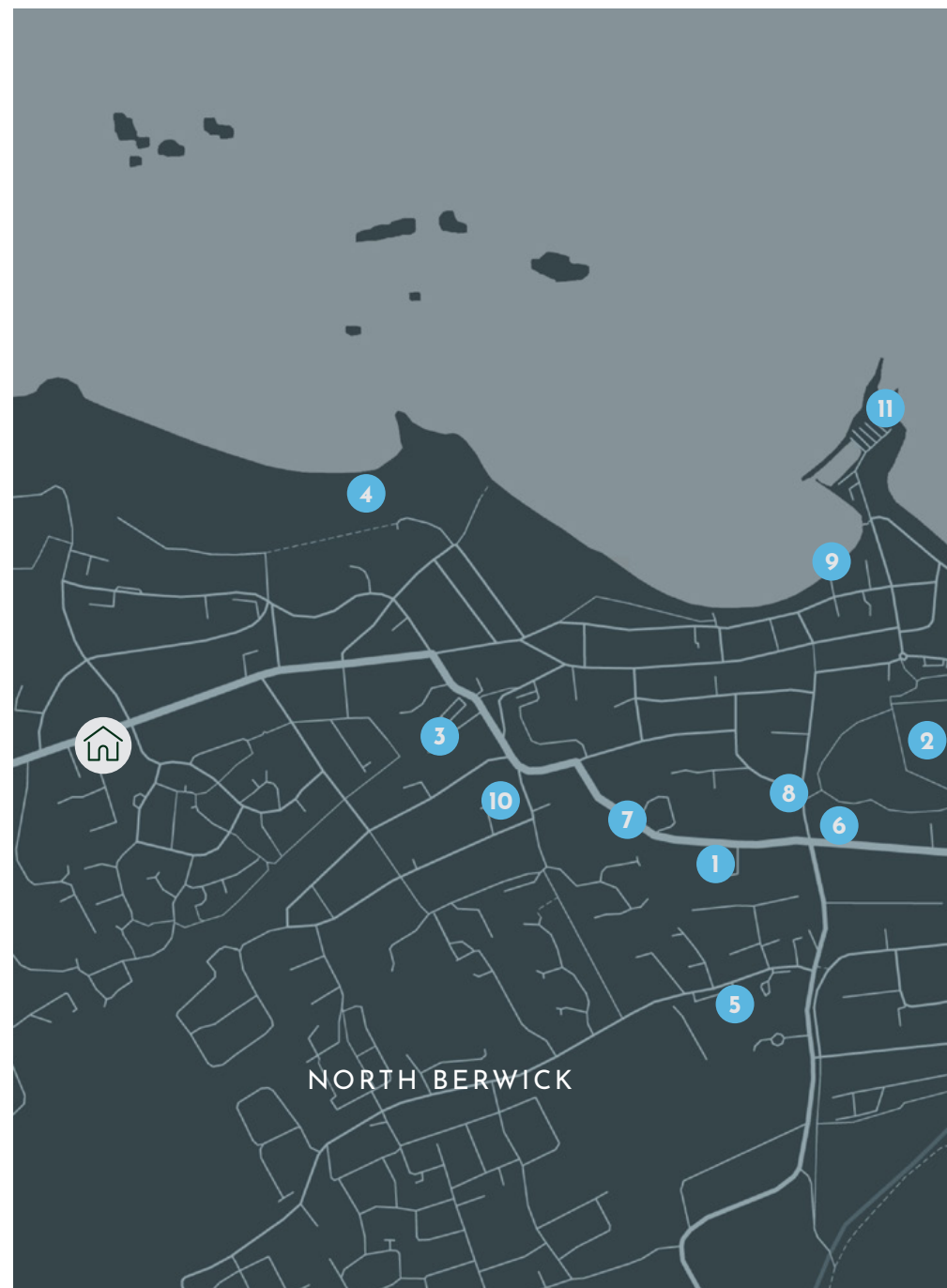
North Berwick

Home to stunning scenery



Surrounded by beautiful beaches and offering a lively and vibrant town centre, the sought-after town of North Berwick is one of Scotland's best coastal resorts and was recently voted by The Sunday Times as the Best Place to Live in the UK. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock.

- | | |
|-------------------------------|----------------------------------|
| 1 North Berwick Bowling Club | 7 Kings Knoll Bus Stop |
| 2 Lodge Grounds | 8 North Berwick Community Centre |
| 3 North Berwick Train Station | 9 North Berwick Youth Club |
| 4 North Berwick Golf Club | 10 North Berwick Sports Centre |
| 5 North Berwick High School | 11 Sea Bird Centre |
| 6 Group Medical Practice | |



The town centre hosts many independent shops, boutiques, and galleries. There is a family-run butcher, a delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. The town also has two large supermarkets. 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 golf enthusiasts, there are several 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.





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Price & Viewings

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