



## 2 New Houses

DREM, NORTH BERWICK, EAST LoTHIAN, EH39 5AR

Property  
**PARIS STEELE**

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*"A charming home with south facing sitting room, conservatory and generous gardens in a tranquil village setting."*



## PROPERTY DESCRIPTION

Nestled in the unspoilt open East Lothian countryside in the scenic village of Drem, this semi-detached four-bedroom home presents a rare opportunity to live a tranquil lifestyle within easy reach of desirable North Berwick and Gullane with their stunning coastlines.

Peacefully situated behind a manicured arched hedge, a gated pathway flanked by a neat south-facing lawn and borders guides you to the conservatory and front door. To your left a cosy sitting room with a charming southerly front aspect awaits. Enjoying plentiful natural light, a stylish décor, wood-inspired flooring, and a log-burning stove it is a delightful living and reception area that opens into the adjoining breakfasting kitchen giving a wonderful feeling of space. The well-appointed modern kitchen overlooking the rear garden and surrounding countryside, and offering direct access through the utility room, showcases cream cabinetry, oak-effect worktops, a metro-tiled splashback and a striking range cooker.

Continuing into the residence you pass a contemporary bathroom complete with a bath with a wall-mounted shower, WC and washbasin before arriving at two bright and tastefully decorated carpeted double bedrooms one to the front and the other to

the rear. Ascending the floating staircase the first floor houses a dual-aspect principal double bedroom enjoying breathtaking countryside views. With VELUX windows and an en-suite shower room, it is a light and airy retreat. Opposite is a second generous double bedroom currently utilised as a home office and boasting built-in storage.

Externally the peaceful rear garden with its captivating countryside outlook is simply spectacular, a perfect place to escape the hustle and bustle. Thoughtfully designed it expertly blends a lush green lawn with pretty flowering borders, decorative stones, paving and established hedges.

There is a detached garage that along with the driveway provides off-street parking.

## FIXTURES & FITTINGS

All fitted floor coverings, fitted lights, fitted curtain rails, integrated kitchen appliances and the range cooker (lpg gas) will be included in the sale price.



## PROPERTY FEATURES

- Four-bedroom semi-detached property
- South-facing conservatory
- South-facing sitting room
- Modern breakfasting kitchen and utility with garden access
- Four double bedrooms (one with en-suite shower room)
- Family bathroom
- Stunning front and rear gardens with countryside outlook
- Detached garage and driveway
- Double glazing
- Oil Central Heating
- EPC E
- Council tax band D

## DREM

Drem is a small and welcoming East Lothian village only thirty minutes from Edinburgh and a ten-minute drive from North Berwick, recently voted the best place to live in the UK.

Residents benefit from a superb variety of amenities in both Gullane and North Berwick. The latter has a vibrant high street featuring an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

World-renowned golf courses to enjoy include those at Muirfield, Archerfield, North Berwick, and Luffness to name a few. North Berwick has a variety of fantastic leisure amenities from floodlit tennis courts, rugby and football pitches, to putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

Stunning nearby beaches include those at Gullane, Yellowcraigs, and North Berwick whilst the scenic countryside is perfect for walking, cycling, and horseriding.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a twenty-five minute train journey from Drem Train Station.

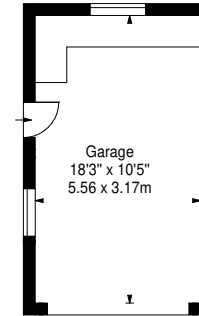


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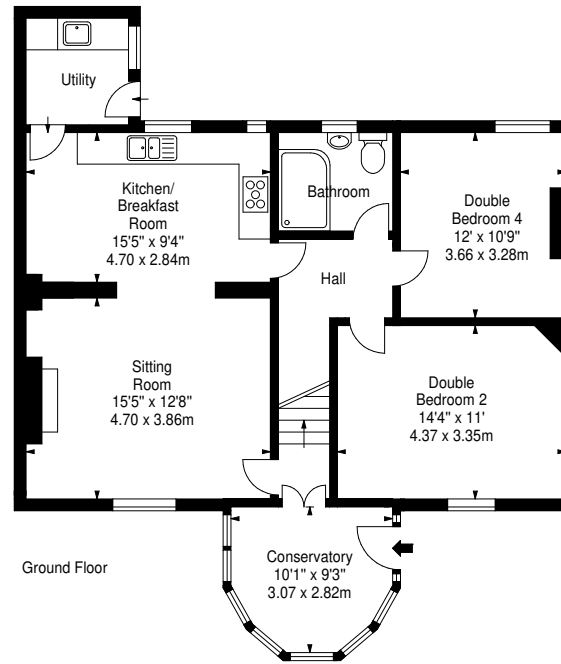


Approx. Gross Internal Area  
1385 Sq Ft - 128.67 Sq M  
Garage

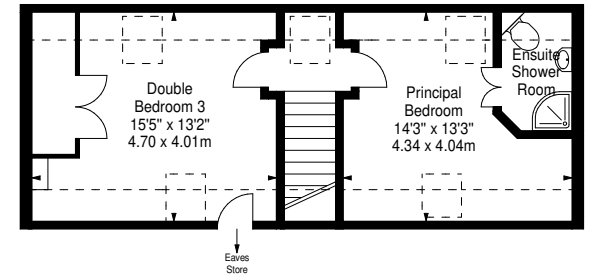
Approx. Gross Internal Area  
192 Sq Ft - 17.84 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor



First Floor

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to [property@parissteele.com](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

