



5 Maxwell Road

DIRLETON, NORTH BERWICK, EAST LOTHIAN, EH39 5EY

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set in the highly desirable village of Dirleton, just minutes from the stunning Yellowcraig Beach, this charming, bright, and deceptively spacious two-bedroom terraced home with private gardens will appeal to an array of buyers.

A manicured hedge surrounds the front garden, leading to a bright vestibule and hallway, finished with a neutral colour palette and wood-effect flooring. To the left, the west-facing sitting room overlooks the front garden and is bathed in natural light from twin sash and case windows. Featuring the same tasteful décor as the hallway, along with a living flame fireplace, this space feels warm and inviting. Adjacent is a well-appointed kitchen with rear garden access, showcasing shaker-style wall and floor units, smooth worktops, and a tiled splashback. Integrated appliances include an oven, hob, and extractor hood. At the rear of the property, a comfortable double bedroom enjoys a peaceful outlook, while the ground floor is completed by a stylish bathroom, featuring a bath with a wall-mounted shower, WC, washbasin, and towel radiator.

Upstairs, a generously sized and versatile double bedroom benefits from dual-aspect VELUX windows and handy eaves storage.

Outside, the sunny, low-maintenance east-facing garden is a delightful mix of paving and mature shrubs. The property also offers on-street parking to the front.

FIXTURES & FITTINGS

All curtain rails, curtains, VELUX blinds, light fittings, kitchen appliances including electric oven, hob, fridge freezer and washing machine will be included in the sale.



PROPERTY FEATURES

- Two-bedroom terraced home
- West-facing sitting room
- Two spacious double bedrooms
- Modern kitchen with garden access
- Family bathroom
- Front and rear gardens
- On-street parking
- Single glazing with double glazed VELUX windows to the upper floor
- Gas Central Heating
- EPC D
- Council tax band C

DIRLETON

Dirleton is a picturesque and highly sought-after East Lothian conservation village approx. 25 miles from Edinburgh City Centre.

The village has a coffee shop, hotel and pub with further retail and dining amenities including The Bonnie Badger, The Clubhouse, and Main Course available in nearby Gullane. Five minutes away North Berwick with its spectacular beaches, boasts a thriving high street with an array of shops along with larger supermarkets. For recreational opportunities you are spoilt for choice with walks at Dirleton Castle and Gardens, on the beautiful Yellowcraig, Gullane and North Berwick beaches or in the East Lothian countryside. There are tennis clubs in both Gullane and North Berwick, and world-renowned golf courses including Muirfield and Archerfield. North Berwick has a sports centre with a swimming pool and fitness classes as well as The Marine Hotel with a luxury spa, swimming pool and gym.

There is a local village primary school, and the property is within the catchment area for North Berwick High School. Private schooling is available at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh with further choices available in Edinburgh.

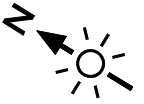
Both Drem and North Berwick train stations connect the village swiftly to Edinburgh. Edinburgh's City Centre is approximately a 40-minute drive via the A1.



Maxwell Road, EH39 5EY



Approx. Gross Internal Area
789 Sq Ft - 73.30 Sq M
For identification only. Not to scale.
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PARIS STEELE

Thinking of selling your existing property?

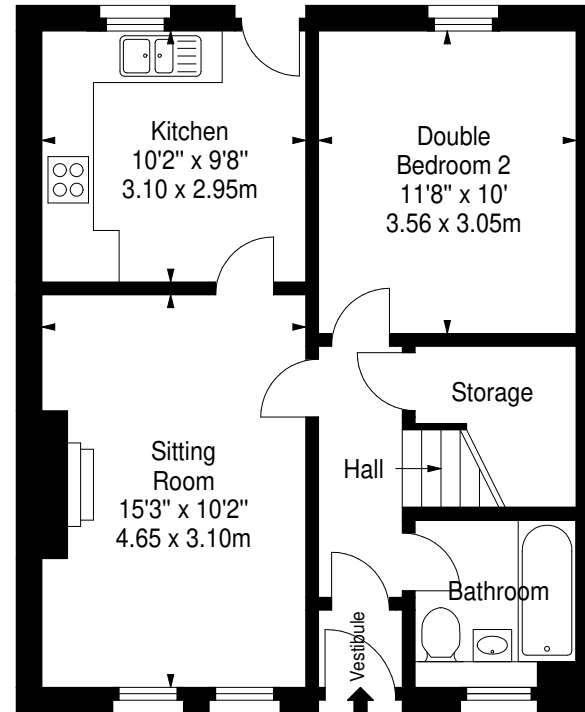
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- Clear and practical advice

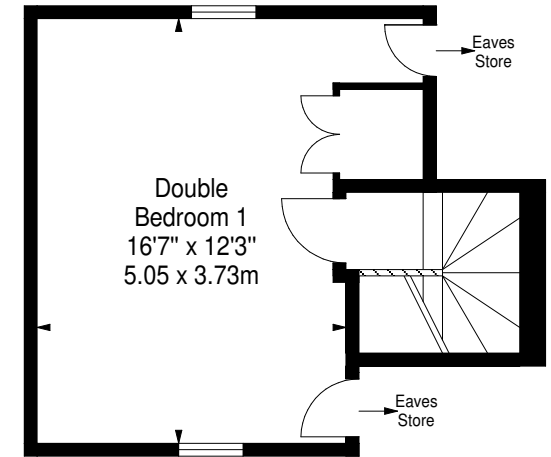
Let's talk

01620 497 497

property@parissteele.com



Ground Floor



First Floor

Please Note:

- 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.
- The Home Report and more information for this property is available from parissteele.com
- 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 or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
- 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.