



# 25 Castlemains Gardens

DIRLETON, NORTH BERWICK, EH39 5EU

Property  
**PARIS STEELE**

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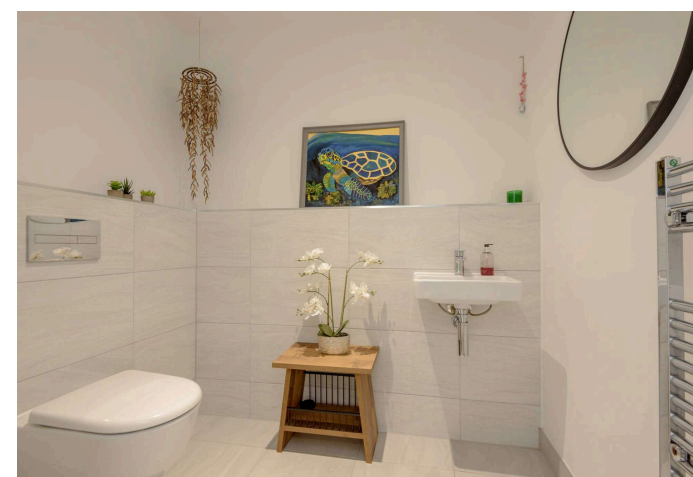
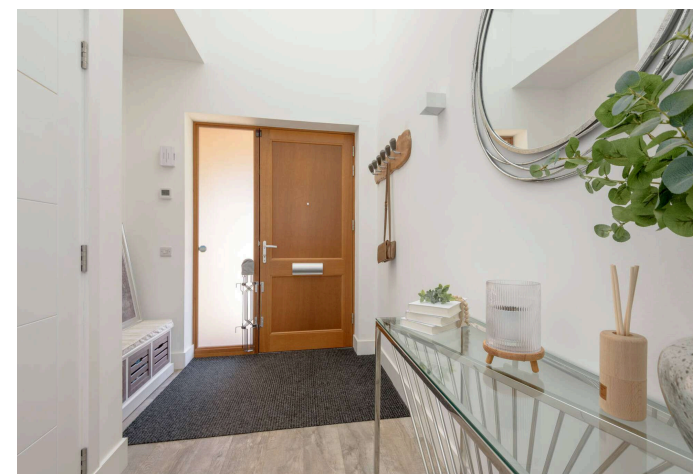
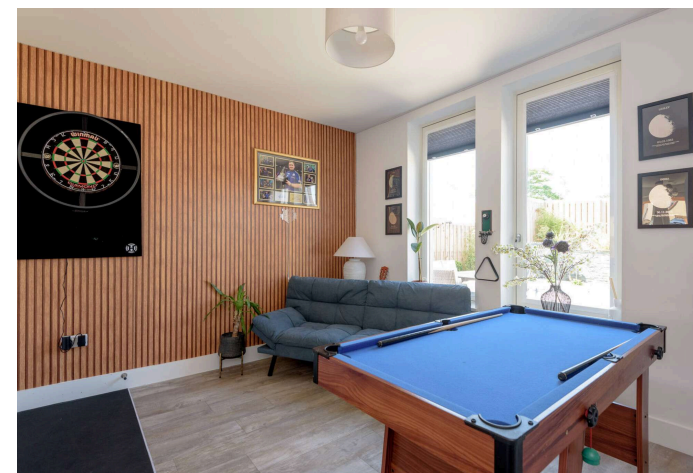
## PROPERTY DESCRIPTION

Nestled within an exclusive residential development in the highly desirable East Lothian village of Dirlerton, this exceptional four-bedroom detached home built by MNM Developments offers luxurious contemporary family living in a tranquil setting.

A three-car driveway leading to the integral double garage welcomes you to a chic, covered terrace, opening into a bright and spacious entrance vestibule with a vaulted ceiling and equipped with built-in storage. From here, an elegant hallway flows into a light-filled sitting room, where expansive front-facing windows, plush carpeting, and soft neutral tones create a serene and airy atmosphere, ideal for unwinding. The living space continues seamlessly into a versatile family room, offering delightful views across the rear garden.

Returning to the hallway, a spectacular open-plan dining kitchen with underfloor heating awaits. French doors open directly to the south-west-facing garden, while the sleek bespoke German Schuller kitchen impresses with LED illuminated white handleless wall and floor units and polished grey worktops. A large kitchen island housing an induction hob, doubles as a breakfast bar, and high-spec integrated Siemens and Bosch appliances, including an eye-level grill and oven, make the space as functional as it is aesthetically appealing. Crisp wall finishes and generous proportions make this the perfect hub for entertaining and everyday family life.

Completing the ground floor is a guest WC and convenient internal access to the double garage through the utility room.







Upstairs, the immaculate principal bedroom to the front features a Juliet balcony, bespoke walk-in wardrobes, and a beautifully finished en-suite shower room with a hidden cistern Laufen and Grohe WC and washbasin. The remaining three bedrooms are equally impressive with two enjoying views across the garden. Each benefit from built-in wardrobes and one a high-quality en-suite shower room. Completing the internal layout is a family bathroom that mirrors the finish of the en-suites albeit with the inclusion of a bath and separate shower enclosure.

Designed to meet greener standards, the home is energy efficient due to high-quality insulation, heat recovery units, energy-rated glazing as well as an air source heat pump removing the requirements for fossil fuels.

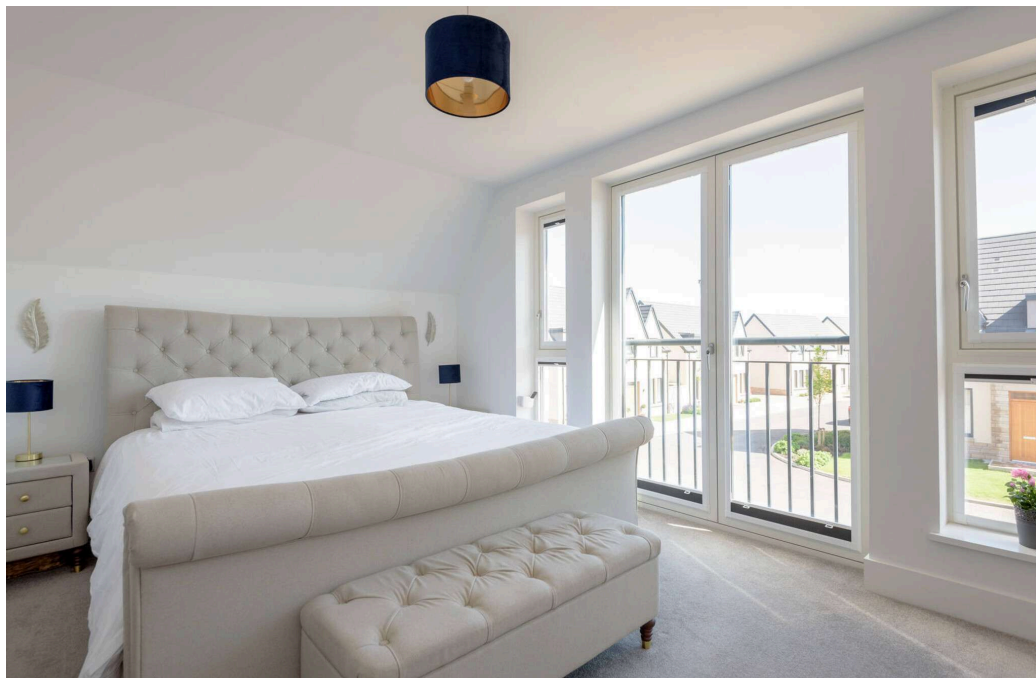
Externally, the landscaped south-west-facing rear garden enjoys an open outlook across to Dirleton Castle. Blending a manicured lawn, raised borders, and sandstone paving, it is a peaceful and private outdoor haven. The double garage with fully retractable up-and-over doors and a monoblock driveway provides excellent parking.

Additional information: The common area factor is Ross and Liddell at a current cost of £130 per annum.

## FIXTURES AND FITTINGS

All fitted floor coverings, light fixtures, integrated Siemens and Bosch kitchen appliances - induction hob, eye-level oven and grill, fridge-freezer and dishwasher - will be included in the sale. The washing machine can be included if required.





## PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Light-filled sitting room
- ❑ Versatile family room
- ❑ South-west-facing dining/kitchen opening to garden
- ❑ Utility room
- ❑ Four double bedrooms, two with en-suites
- ❑ Family bathroom
- ❑ Front terrace and south-west-facing rear garden
- ❑ Double garage and driveway
- ❑ Double glazing
- ❑ Air source heat pump
- ❑ EPC - C
- ❑ Council tax band - G
- ❑ Annual Factor Cost - £130

## DIRLETON

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

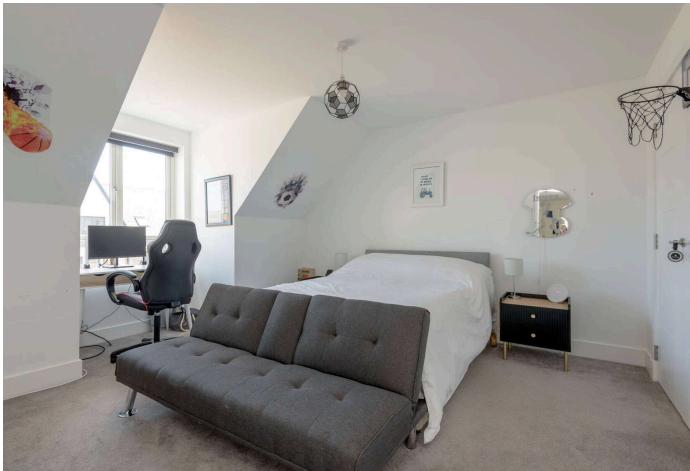
The village has a popular hotel and pub with further retail and dining amenities including The Bonnie Badger, The Clubhouse, and Main Course available in nearby Gullane. Five minutes away North Berwick with its spectacular beach boasts a thriving high street with an array of shops along with larger supermarkets.

For recreational opportunities, you are spoilt for choice with walks at Dirleton Castle and Gardens, on the beautiful Yellowcraigs, 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 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.







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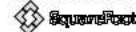
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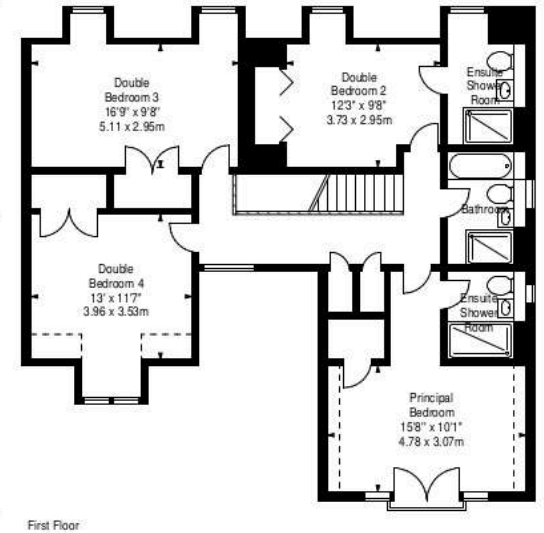
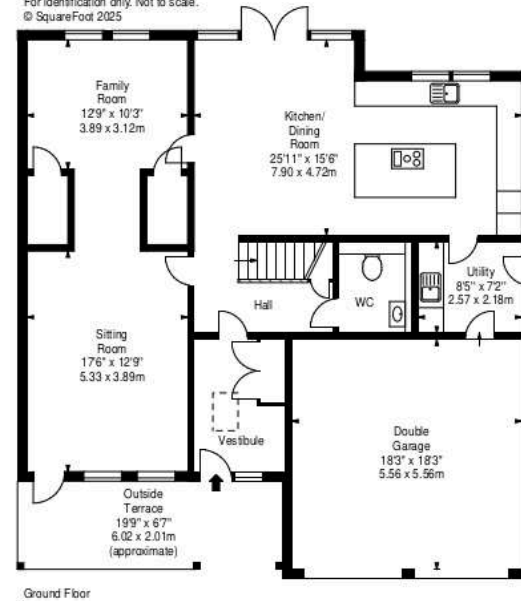
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Property  
**PARIS STEELE**

Castlemains Gardens,  
Dirleton,  
North Berwick, EH39 5EU



Approx. Gross Internal Area  
2555 Sq Ft - 237.36 Sq M  
(Including Double Garage)  
For identification only. Not to scale.  
© SquareFoot 2025



### 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 the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [www.parissteele.com](http://www.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.

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