



PARIS STEELE

19 The Chesters

DREM, NORTH BERWICK, EH39 5BU

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Nestled within a thoughtfully converted steading in the picturesque East Lothian village of Drem, this four-bedroom detached residence offers an exceptional opportunity for modern family living in a highly sought-after setting. Set back behind mature hedging, the front door opens to a welcoming vestibule and hallway, finished in a tasteful style.

At the heart of the home lies an impressive sitting room, bathed in natural light from its triple aspect and featuring east-facing sliding doors that flow seamlessly onto the rear garden. With its generous proportions, elegant colour palette, wood-effect flooring, and multi-fuel Stovax fire, this is an inviting space for family life and relaxation. The south- and

The adjoining dining area, mirroring the décor of the hallway, lends itself perfectly to everyday living as well as entertaining. Completing the ground floor is a WC and a versatile south-facing double bedroom currently used as a home office.

west-facing dining kitchen is equally bright and spacious, appointed with wood-effect cabinetry, complementary worktops, tiled splashback, and a range of high-spec integrated appliances including a gas hob, grill, and oven. A utility room provides further storage and direct garden access.



Upstairs, the principal bedroom is a standout feature, enhanced by a skylight, far-reaching countryside views, built-in mirrored wardrobes, and a chic en-suite shower room with a hidden cistern WC, washbasin built into vanity, a chrome towel radiator and underfloor heating.

Two further double bedrooms, both west-facing and fitted with mirrored wardrobes, share a well-appointed contemporary family bathroom finished with premium tiling, a bath/jacuzzi, walk in shower, washbasin built into a wall-hung vanity, a hidden cistern wall-hung WC and underfloor heating.

Outside, the enclosed rear garden offers a tranquil retreat with a sweeping outlook, combining a lawn with a decked terrace ideal for alfresco dining. To the front, a charming decked south-facing seating area sits alongside a private driveway and garage.

Additional Information: The property is factored by Trinity Factors. The factor fee is around £400 per year, variable depending on the septic tank.

FIXTURES & FITTINGS

All fitted floor coverings, curtains & blinds, integrated hob, grill and oven will be included in the sale.





PROPERTY FEATURES

- ❑ Four-bedroom detached home
- ❑ Triple aspect sitting room opening to the garden
- ❑ Modern dining kitchen and utility
- ❑ Four double bedrooms
- ❑ En-suite shower room
- ❑ WC and family bathroom
- ❑ Front and rear gardens
- ❑ Garage and driveway
- ❑ Double glazing
- ❑ LPG heating
- ❑ Professional alarm system
- ❑ Remote controlled Velux window blinds
- ❑ EPC - D
- ❑ Council tax band - G

DREM

The charming and peaceful East Lothian village of Drem lies in scenic countryside within easy reach of Gullane, Haddington, and North Berwick.

Residents enjoy access to world-renowned golf courses such as those at Muirfield, Archerfield and North Berwick. The latter also is home to a leisure centre with swimming pool, gym, and fitness classes, tennis club, and rugby club.

Beautiful and award-winning beaches include Gullane and North Berwick, and there are pleasant walks to enjoy in the countryside. Local retail amenities, artisan retailers, and larger supermarkets are within easy reach in the surrounding towns. Haddington plays host to a popular farmers market on the last Saturday of each month with a wide variety of food, drink, seasonal products, crafts, and gifts.

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 25-minute train journey from Drem Train Station.

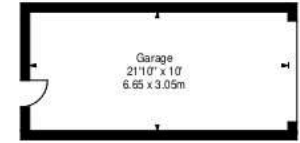




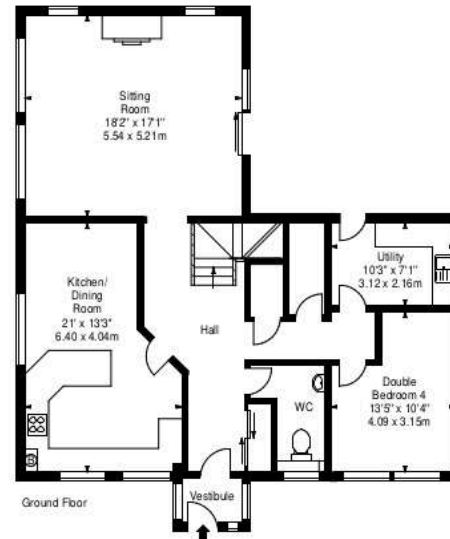
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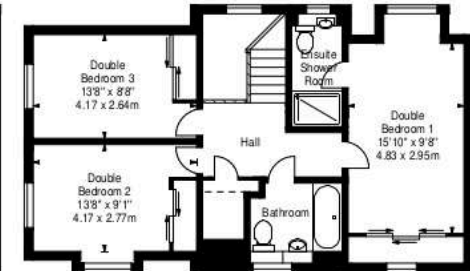
Approx. Gross Internal Area
1806 Sq Ft - 167.78 Sq M
Garage
Approx. Gross Internal Area
218 Sq Ft - 20.25 Sq M
For identification only. Not to scale.
© SquareFoot 2025



Ground Floor



Ground Floor



First Floor

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Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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
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 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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