



55 Dirleton Avenue

NORTH BERWICK, EH39 4BJ

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Forming the ground floor of an elegant Victorian villa in the highly sought-after town of North Berwick, this two-bedroom property presents an exceptional opportunity to create a delightful home in a desirable setting.

An enclosed garden leads to the entrance vestibule and welcoming hallway. To the right lies a generously sized, bay-windowed sitting room, filled with natural light and overlooking the garden. This impressive space features original wooden flooring, intricate cornicing, a bespoke window seat, and a charming cast-iron fireplace.

At the far end of the hallway, a versatile dining room offers flexibility as a family room or home office. Adjacent to this is a compact kitchen with access to the rear garden and in need of modernisation.

Both double bedrooms are well-proportioned, each boasting a feature fireplace and offering ample potential for stylish, comfortable accommodation. Completing the layout is a tiled family bathroom with a bath with a wall-mounted shower, WC, and washbasin.

Externally, the enclosed mature garden features an established lawn, plants, and hedging for additional privacy. To the rear there is a section of private garden ground from the shared path. There is on-street parking.

FIXTURES & FITTINGS

The property will be sold as seen. The fridge-freezer and washing machine are included and in working order.





PROPERTY FEATURES

- Two-bedroom ground floor flat
- Light-filled sitting room with bay window
- Dining room
- Kitchen leading to garden
- Two double bedrooms
- Bathroom
- Enclosed garden
- Single glazing
- Electric heating
- On-street parking
- EPC - F
- Council tax band - E
- 40% share of roof and gutter maintenance

NORTH BERWICK

Consistently voted as the best place to live in Scotland and the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features 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.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, 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.

Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Belhaven Hill School in easy reach.

Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



PARIS STEELE

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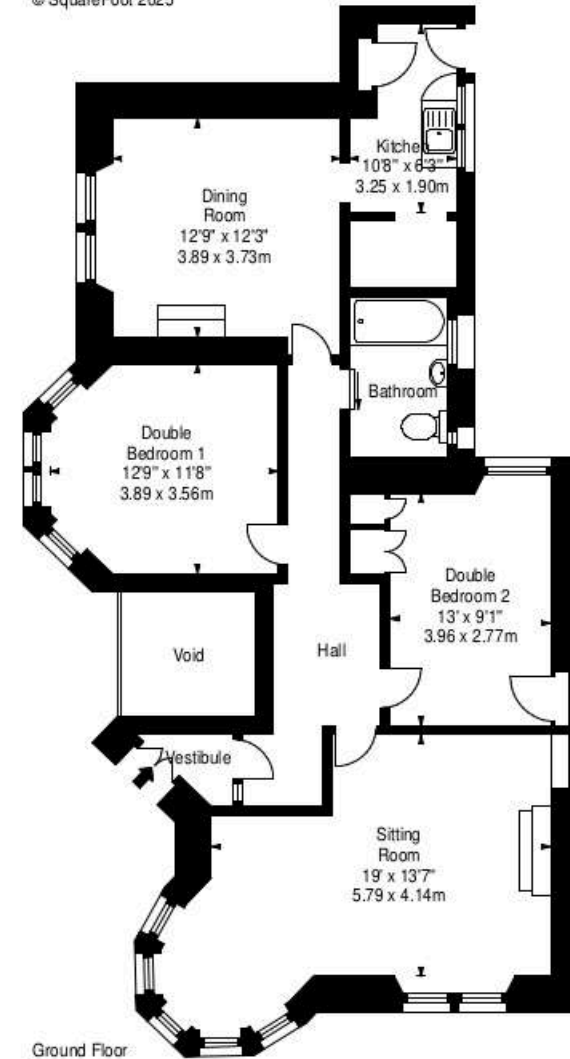
property@parissteele.com

PARIS STEELE Property

Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BJ



Approx. Gross Internal Area
1032 Sq Ft - 95.87 Sq M
For identification only. Not to scale.
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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 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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