

COULTERS[©]

10 DREM FARM COTTAGES

DREM, NORTH BERWICK, EH39 5AP

 2 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Situated in the picturesque and historic hamlet of Drem, this charming two bedroom terraced cottage offers a wonderful blend of rural tranquillity and commuter convenience.

Just a short stroll from the local train station, the property enjoys a beautiful, mature rear garden with uninterrupted views across open fields.



KEY FEATURES



Terraced cottage



Two double bedrooms



Private enclosed garden to the rear



Nearby on street parking



Within a short walk of local train station



Idyllic countryside views



EPC Rating - F



Council Tax Band - E



The accommodation comprises; entrance hallway; a cosy sitting room with an open fireplace, and a well-appointed kitchen with dining area and direct access to the rear garden. There are two double bedrooms and a bright bathroom featuring a shower over the bath, heated towel rail, and Velux window allowing for natural ventilation.

The property benefits from an efficient Economy 10 electric heating system, and ample on-street parking is conveniently available nearby.





THE LOCAL AREA

Nestled in the heart of East Lothian's unspoilt countryside, the picturesque village of Drem offers a peaceful rural setting with easy access to vibrant towns such as nearby North Berwick, Gullane and Haddington, the dramatic coastline, top-rated golf courses, and Edinburgh city centre. Ideal for commuters, downsizers and second homers alike, Drem benefits from its own railway station, providing direct links to the capital in just 25 minutes.

Golf enthusiasts will be delighted by the exceptional selection of renowned nearby courses. The historic market town of Haddington and the charming coastal town of North Berwick are both about a 10-minute drive away. Each offers a wide range of shops, restaurants, and hotels, along with Tesco supermarkets for everyday convenience.



EXTRAS

All integrated appliances, fitted floorcoverings, light fittings and window coverings are included in the sale.

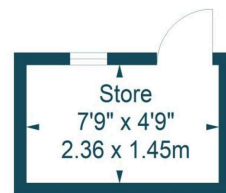
Light pendant in sitting room is not included in the sale



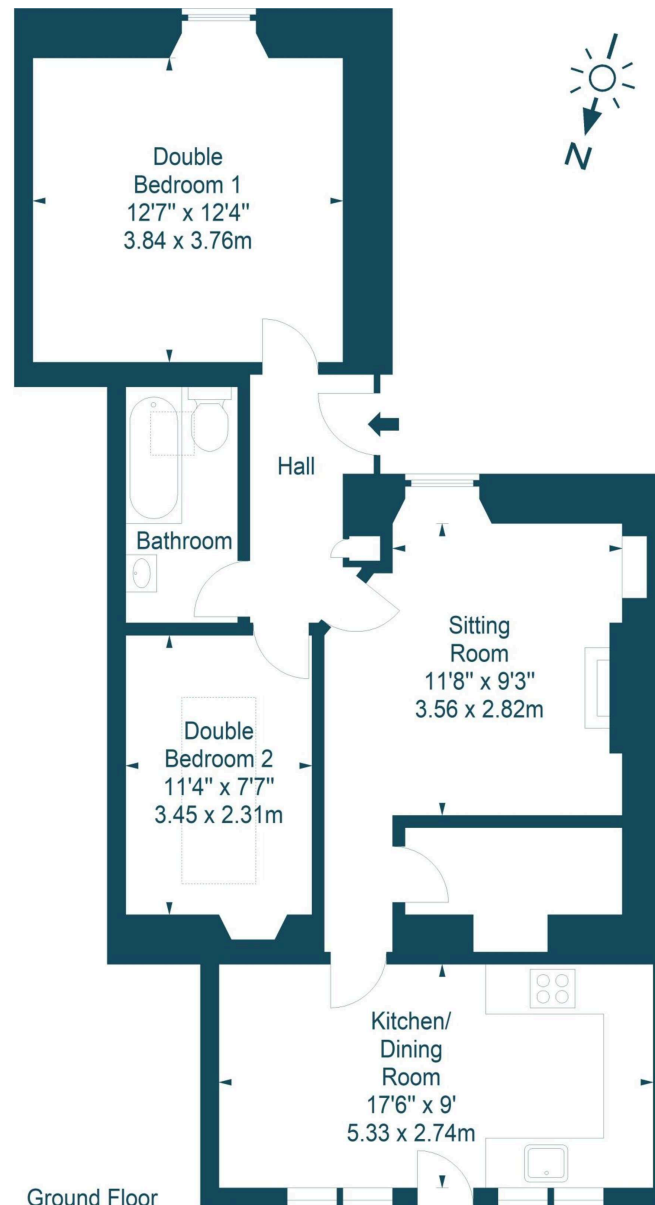
**Drem Farm Cottages,
Drem,
North Berwick,
East Lothian, EH39 5AP**



Approx. Gross Internal Area
735 Sq Ft - 68.28 Sq M
Store
Approx. Gross Internal Area
37 Sq Ft - 3.44 Sq M
For identification only. Not to scale.
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Ground Floor



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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.