

COULTERS[©]

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28A DIRLETON AVENUE

NORTH BERWICK, EAST LoTHIAN, EH39 4BQ

 5 BED  4 BATH  3 PUBLIC



TAKE A LOOK INSIDE

A unique opportunity to acquire this exceptional, architecturally designed detached five bedroom home, offering contemporary luxury in the very centre of North Berwick; just a short stroll from the local high street, train station, schools, golf courses and the beach.

Built to an outstanding standard, this stunning property combines sleek modern design with sustainable living, spread across three beautifully finished levels.

KEY FEATURES



Detached family home in desirable position



Five double bedrooms, one with ensuite



Private wrap around garden



Gated driveway



Walking distance of all local amenities



High specification throughout



EPC Rating - B



Council Tax Band - H



The home is accessed via electric gates which welcome you to the beautifully landscaped garden which includes a large lawn area bordered by a mixture of mature specimen trees and pleached Magnolia trees providing excellent privacy. There is a large built in patio and a separate attractive pergola area with power for both heating and lighting. There are four Asgard high security garden sheds which are 4* police approved, the larger of which has power for heating and lighting.

On the ground level there is an entrance vestibule that opens to a welcoming hallway. The heart of the home is the showstopping kitchen/breakfast room/family room, expertly crafted by Naked Kitchens. Featuring walnut cabinetry, premium Dekton worktops and splashbacks, a large induction hob, double oven, and high quality fittings throughout. A cosy yet versatile living room offers additional living space, while the stylish shower room is finished with striking handmade Portuguese tiles. A fully fitted utility room hosts the Mechanical Ventilation and Heat recovery system (MVHR) as well as a Sunamp, and allows direct garden access. Engineered wood flooring flows seamlessly throughout the entire level.





MORE INFORMATION

On the first floor the luxurious principal bedroom is a private retreat, boasting a generous dressing room, additional fitted wardrobes, and an en-suite shower room. Three additional double bedrooms, two with built-in storage provide ample space for family or guests. A contemporary family bathroom, featuring a freestanding stone bath, separate walk-in shower and underfloor heating for additional comfort.

Down to the lower ground level where a spacious sitting room/dining room featuring a spectacular marble Chesney fireplace opens directly onto a beautifully landscaped South facing garden with a private terrace ideal for entertaining or relaxing in the sun. This level also includes a flexible study/bedroom 5, a modern shower room, and a handy store room.

Additional features include; Entire construction to passive design and standard allowing for low energy usage and bills, CAT 6a network cabling for high-speed connectivity, triple glazing throughout including passive/triple glazed doors, solar panels with Sunamp thermal storage, gas combi boiler for efficient heating and hot water.









THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

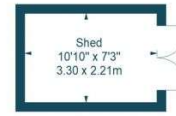
All integrated appliances, light fittings, window coverings and floor coverings are included in the sale. Garden sheds also included.



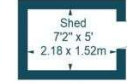
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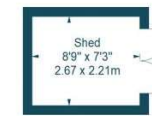
Approx. Gross Internal Area
2768 Sq Ft - 257.15 Sq M
Sheds
Approx. Gross Internal Area
198 Sq Ft - 18.39 Sq M
For identification only. Not to scale.
© SquareFoot 2025



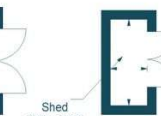
Ground Floor



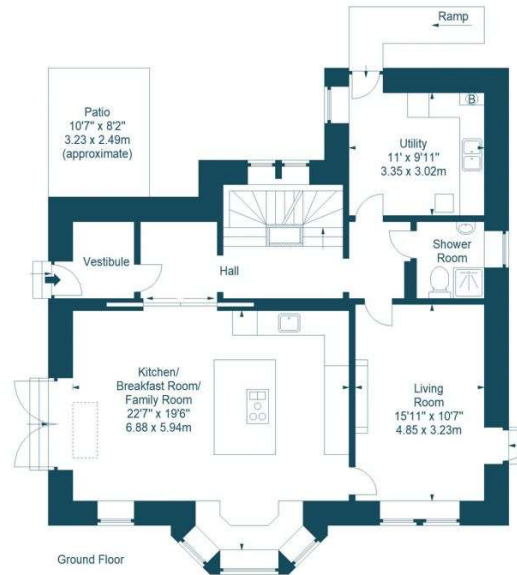
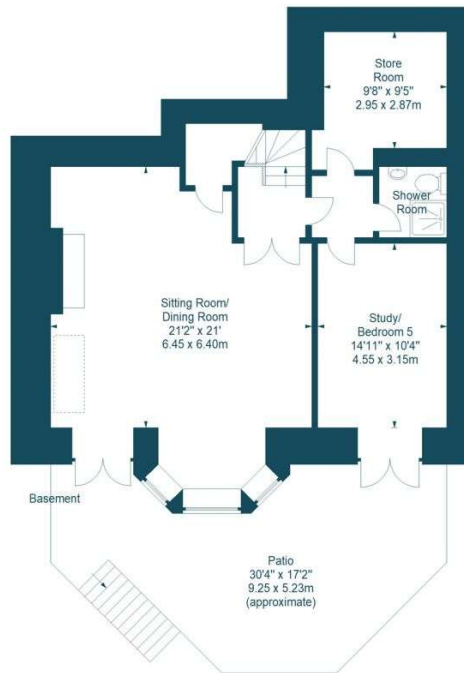
Ground Floor



Ground Floor



Ground Floor



Ground Floor



First 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.