

FOUR WAYS

19 DIRLETON AVENUE, NORTH BERWICK, EAST LoTHIAN, EH39 4BE





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NORTH BERWICK

North Berwick is a vibrant and highly sought-after seaside town, with Four Ways enjoying an exceptional position on leafy Dirleton Avenue

EXCEPTIONAL

SIX-BEDROOM
VICTORIAN HOME



Four Ways

Enjoying one of Scotland's most desirable coastal locations, this substantial six-bedroom villa effortlessly combines period character with sleek contemporary styling, offering three reception rooms – including one open to a bespoke breakfasting kitchen – a generous provision of high-spec bath and shower rooms, beautifully curated designer interiors, secure gated parking with EV charging, and a charming south-facing walled garden. Four Ways boasts a prominent corner position along North Berwick's leafy Dirleton Avenue. The sought-after seaside town is cherished for its sweeping golden beaches, prestigious golf courses, charming high street shopping, and highly regarded schooling. Situated on the edge of town, just a two-minute walk from the train station, the location also offers swift commuting routes to Edinburgh and further destinations.

General features

- Prestigious coastal setting in highly desirable North Berwick
- Prominent corner plot on leafy Dirleton Avenue, a two-minute walk from the train station and a five-minute walk from High Street
- Substantial late-Victorian semi-detached villa of impressive scale
- Beautifully curated interiors blending period character with high-quality contemporary design
- Exceptional long-term family home with versatile accommodation
- Home Report value - £1,275,000 | EPC Rating - D | Council Tax Band - G

Accommodation features

- Encaustic tiled vestibule and bright entrance hall
- Exquisite living room design by renowned East Lothian designer Emma Cross
- Second reception room ideal as a family room or home office
- Stunning Emma Cross designed dining room with a bar, open to the kitchen
- South-facing bespoke kitchen by award-winning designer Kitchens Defined by Colin Wong
- Central seating island, Dekton worktops, focal gas AGA, and premium integrated appliances
- Adjoining utility room with excellent storage, appliances, and garden access
- Generous principal bedroom with bay window and elegant décor
- Five further versatile double bedrooms arranged over the upper floors, with storage in select rooms
- Two luxurious, well-appointed bath/shower rooms - bathroom with underfloor heating
- Additional shower room (with underfloor heating) and ground-floor WC
- Gas central heating with characterful vintage-style radiators
- Traditional sash and arched windows, plus double glazing in the WC and landing area

External features

- Securely enclosed plot with a neatly striped front lawn and privacy hedges
- Walled south-facing rear garden with lawn and paved terraces
- Enclosed vegetable garden with a powered potting shed
- Additional shed and attached store/boiler/laundry room
- Outdoor power, security lighting, and water supply
- Resin-pour driveway with remote-controlled electric gates, EV charging, and power



Property Name

Four Ways, 19 Dirleton Avenue

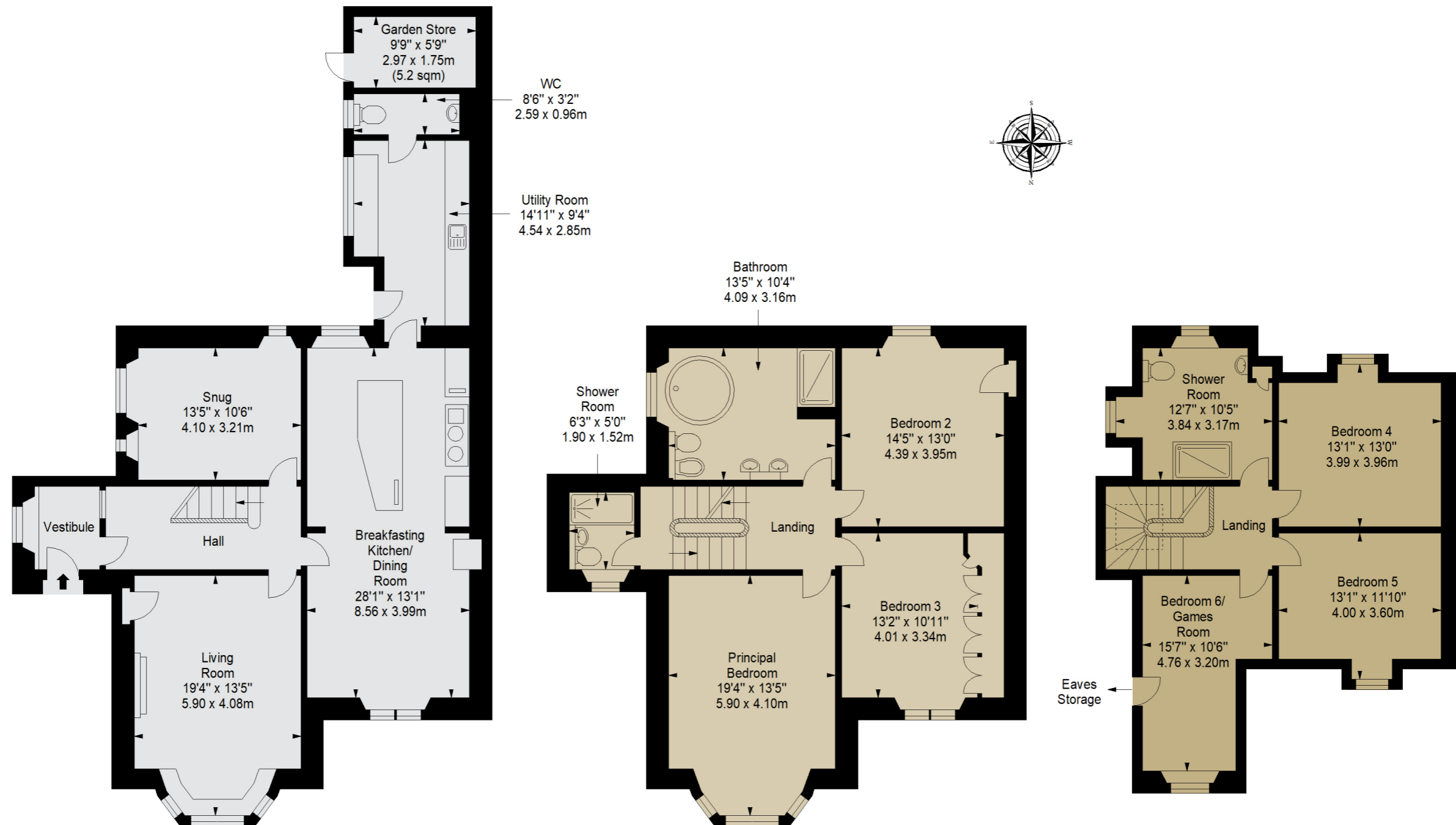
Location

North Berwick, East Lothian, EH39 4BE

Approximate total area:

254.9 sq. metres (2743.8 sq. feet)

 - Ground Floor  - First Floor  - Second Floor



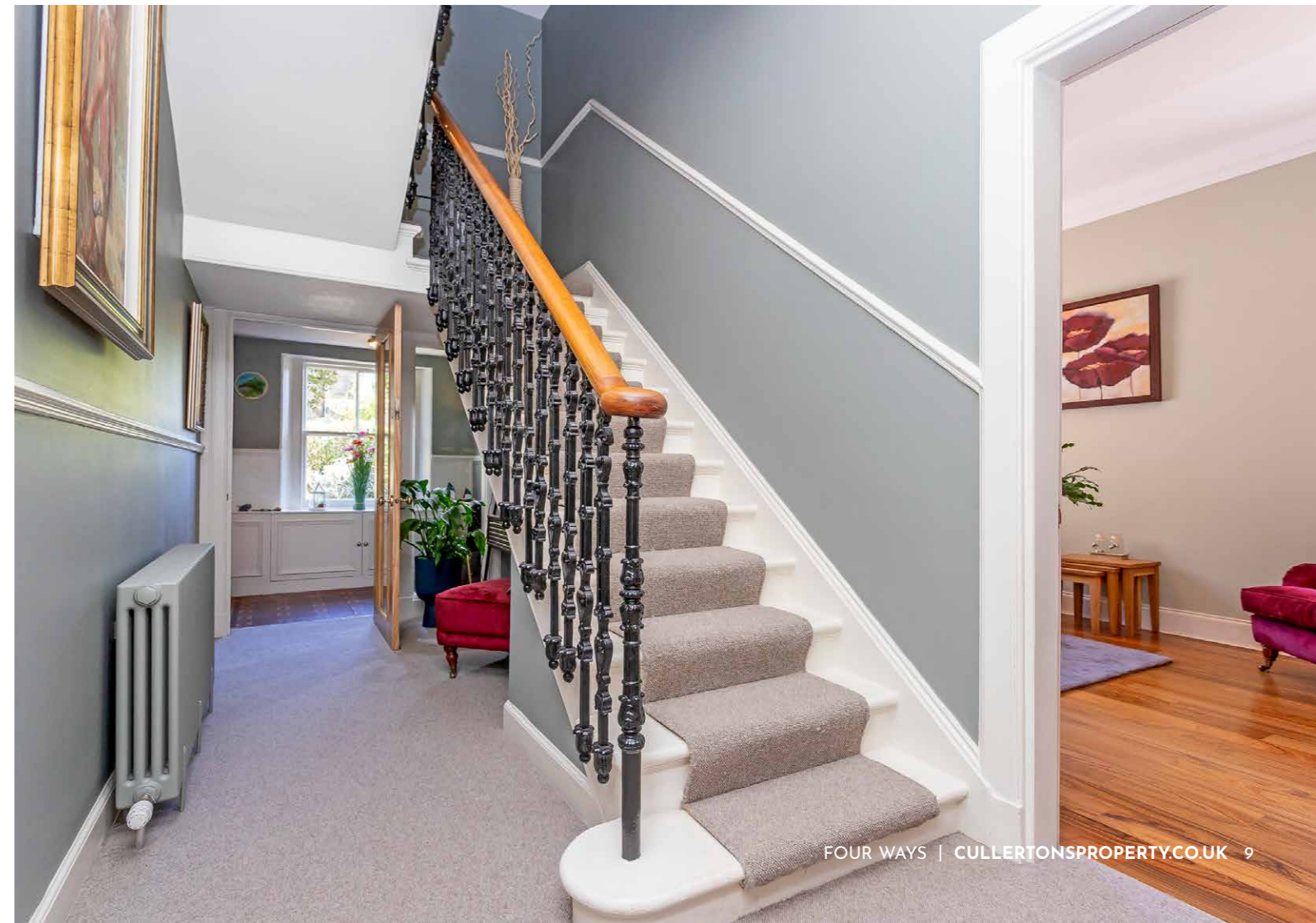
COME INSIDE

EXCELLENT NATURAL LIGHT



The stone-built semi-detached residence spans three levels with airy classical proportions and original features including cornicing, hardwood doors, a wrought-iron staircase, and sash and arched windows, with views towards Berwick Law and the sea from the top floor. A blend of designer finishes, elegant décor, and thoughtful layout improvements by the current owners creates an exceptionally inviting family home, with bright living spaces complemented by an open-plan dining room and integrated kitchen with a breakfast island. Luxury bath and shower rooms, plus a guest WC and utility room, enhance the modern functionality of this exquisite late-Victorian home.

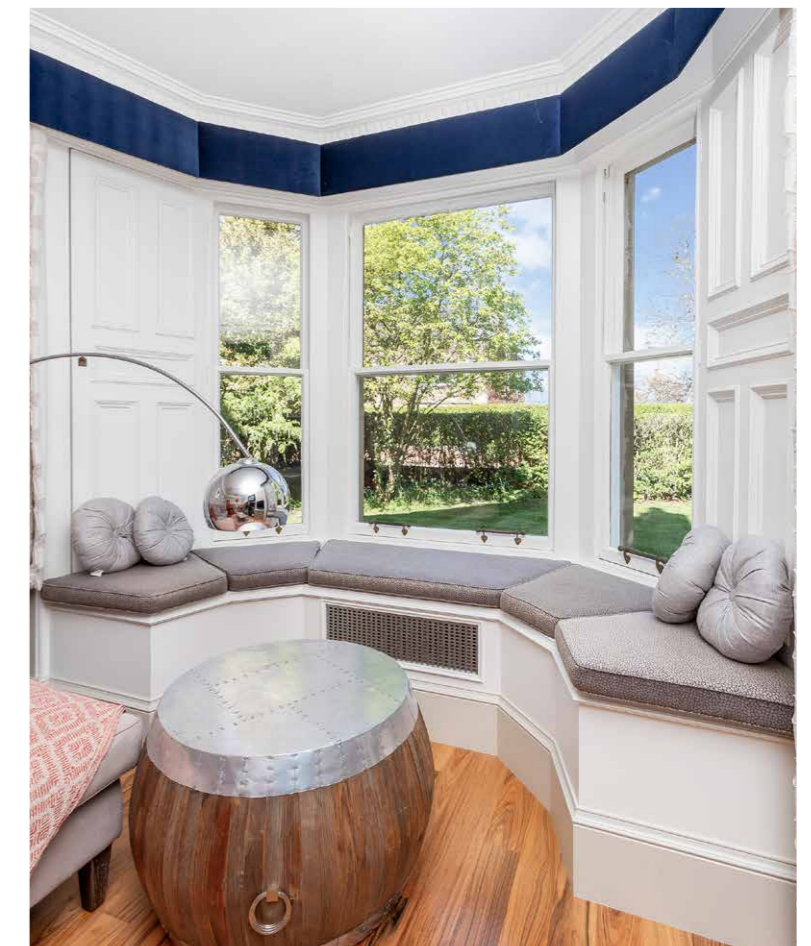
The light-filled entrance is exceptionally welcoming. An encaustic tiled vestibule leads via a glazed door to the hall, where quality carpeting flows seamlessly up the stairs and onto the upper landings, creating a comfortable footing throughout the home.



FLEXIBLE

SPACES FOR FAMILY RELAXATION

Two reception rooms fan off the hall, the living room being beautifully curated by renowned East Lothian designer Emma Cross. The main living room is positioned to the front, enjoying garden views via a wide bay window with traditional panelling, working shutters, and built-in seating with bespoke cushions and excellent concealed storage. It is an elegantly refined sitting area, with subtle, naturally toned décor, period cornicework, and Kahrs walnut flooring, all centred on a statement black fireplace and an adjacent Edinburgh press.





GET COSY

Across the hall, the second living area is a cosier, informal space, yet filled with sunlight from dual-aspect windows – ideal as a family room or dedicated home study. It is tastefully styled with sage green walls and Kahrs walnut flooring, complemented by built-in display shelving.



THE HEART OF THIS HOME

OPEN-PLAN KITCHEN AND DINING ROOM

A bright dining room, also Emma Cross designed, is open to the kitchen, with luxury porcelain flooring flowing throughout. Ideal for entertaining, the space includes a bar with an integrated wine fridge, while striking zebra-patterned wallpaper introduces a bold, design-led aesthetic. Created by award-winning designer, Kitchens Defined by Colin Wong, the kitchen is a truly showstopping addition to the home, facing south over the rear garden, where views are enjoyed from a cushioned window

seat with concealed storage. Centred around a large breakfast island with a butcher's block, the streamlined kitchen boasts sleek white cabinets and high-performance Dekton worktops, well illuminated by statement ceiling lights, task lighting, and colour-changing uplighting. Full integration of premium NEFF appliances adds to the high-end finish, including two fridges, a freezer, and a two-ring induction hob, whilst a four-oven gas AGA adds traditional charm to this ultra-modern space.





A STUNNING ENTERTAINING SPACE

A large, naturally lit adjoining utility room provides extra storage and practicality, with an integrated Hotpoint dishwasher and Whirlpool microwave, plus an undercounter LG washing machine and Haier tumble dryer. Further handy features include a padded bench seat, WC cloakroom, and garden access.



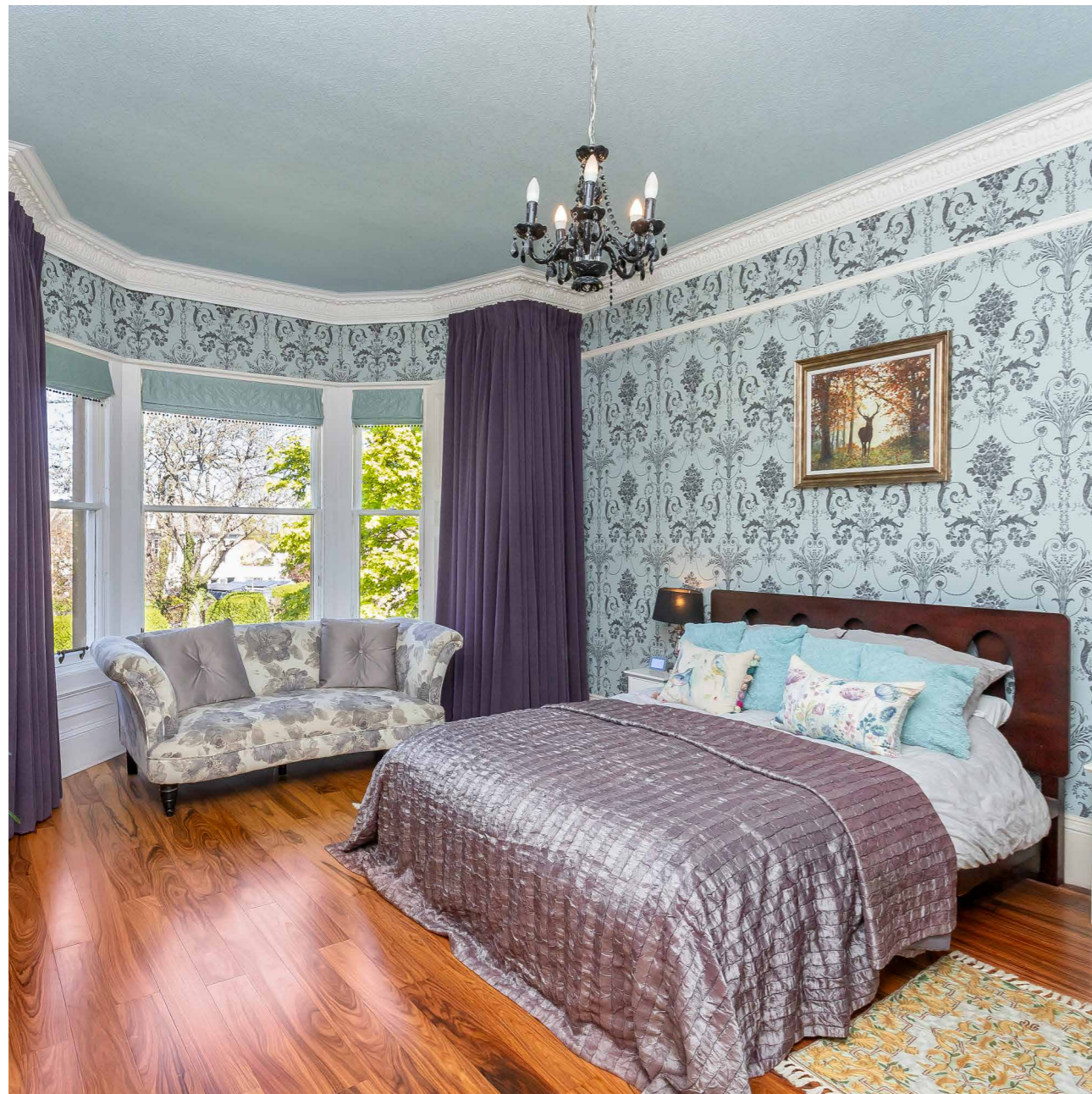




VERSATILE
SPACES FOR FAMILY AND GUESTS

GENEROUS PRINCIPAL BEDROOM WITH BAY WINDOW

The principal bedroom is a particularly impressive retreat, illuminated by a wide bay window with a panelled surround, front garden views, and space for a bed, large furniture items, and a sofa. Period cornicework and ornate damask-print décor add timeless elegance to the room.







SIX VERSATILE DOUBLE BEDROOMS ARRANGED OVER THE UPPER FLOORS

Six comfortably proportioned double bedrooms span the upper two floors, all enjoying excellent natural light, individual decorative styling, and Kahrs walnut flooring, as well as storage in several rooms, including extensive bespoke fitted wardrobes. This generous accommodation

easily meets a family's needs, including space for guests. Two rooms are currently used as a dressing room and craft/games room, with a third being a home office, further demonstrating the versatility on offer.



LUXURIOUS

BATH AND SHOWER ROOMS

The upper two floors are each served by a spacious, light-filled bath/shower room with full tiling. A sensational space for relaxation, with underfloor heating, the first-floor bathroom includes statement Philippe Starck dual basins, WC, and bidet with Axor Hansgrohe taps, alongside a circular jacuzzi bath, separate rainfall shower, chrome ladder radiator, and a linen/toiletries cupboard with a mirrored door. The second-floor shower room, with a walk-in rainfall shower and storage, features tumbled marble tiling and views towards Berwick Law.

Providing added convenience is a tiled shower room off the lower-level stairs, illuminated by charming arched windows and also benefiting from underfloor heating, and a bright WC off the utility room, stylishly presented with bold contemporary wallpaper.

SOUTH-FACING GARDEN



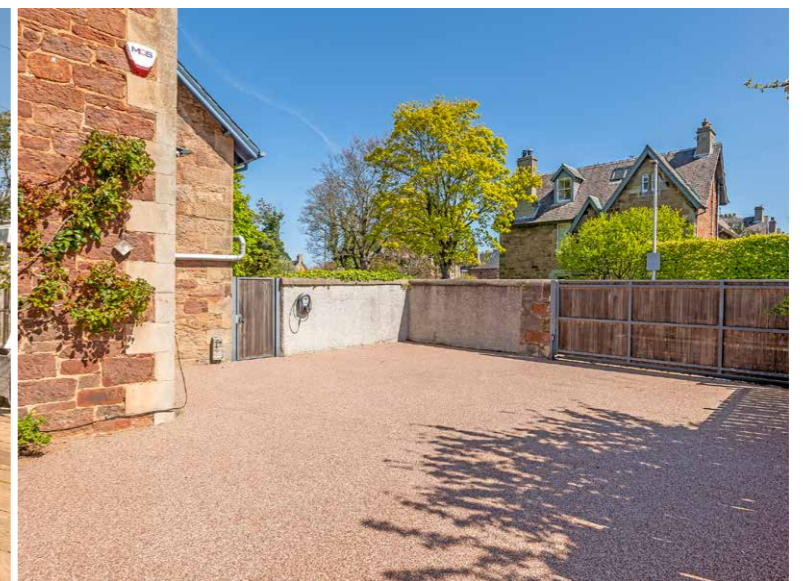
PERFECT FOR SUMMER PARTIES AND KEEN GARDENERS

The beautifully maintained plot is securely enclosed, providing a safe and private environment for families and pets. The neatly striped front lawn is bordered by privacy hedges, whilst the walled rear garden enjoys sun throughout

the day. It has been thoughtfully designed to combine paved seating and dining areas with a well-kept lawn, creating an ideal balance of entertaining space and softer landscaping.



The garden is attractively framed by apple trees and established planting, including shrubbery beds and a eucalyptus, alongside a raised herb bed. An enclosed vegetable garden comes with a powered potting shed, whilst a second shed and attached store/boiler/laundry room provide excellent additional storage and a practical space for drying outdoor gear and swimming kit. The plot is well served by security lighting, outdoor taps, and power sockets. Featuring a recent durable resin pour, the large side driveway is reached via remote-controlled electric gates, with additional secure access from the front garden. It comes equipped with power, security lighting, and EV charging.





NORTH BERWICK

A VIBRANT AND HIGHLY SOUGHT-AFTER SEASIDE TOWN

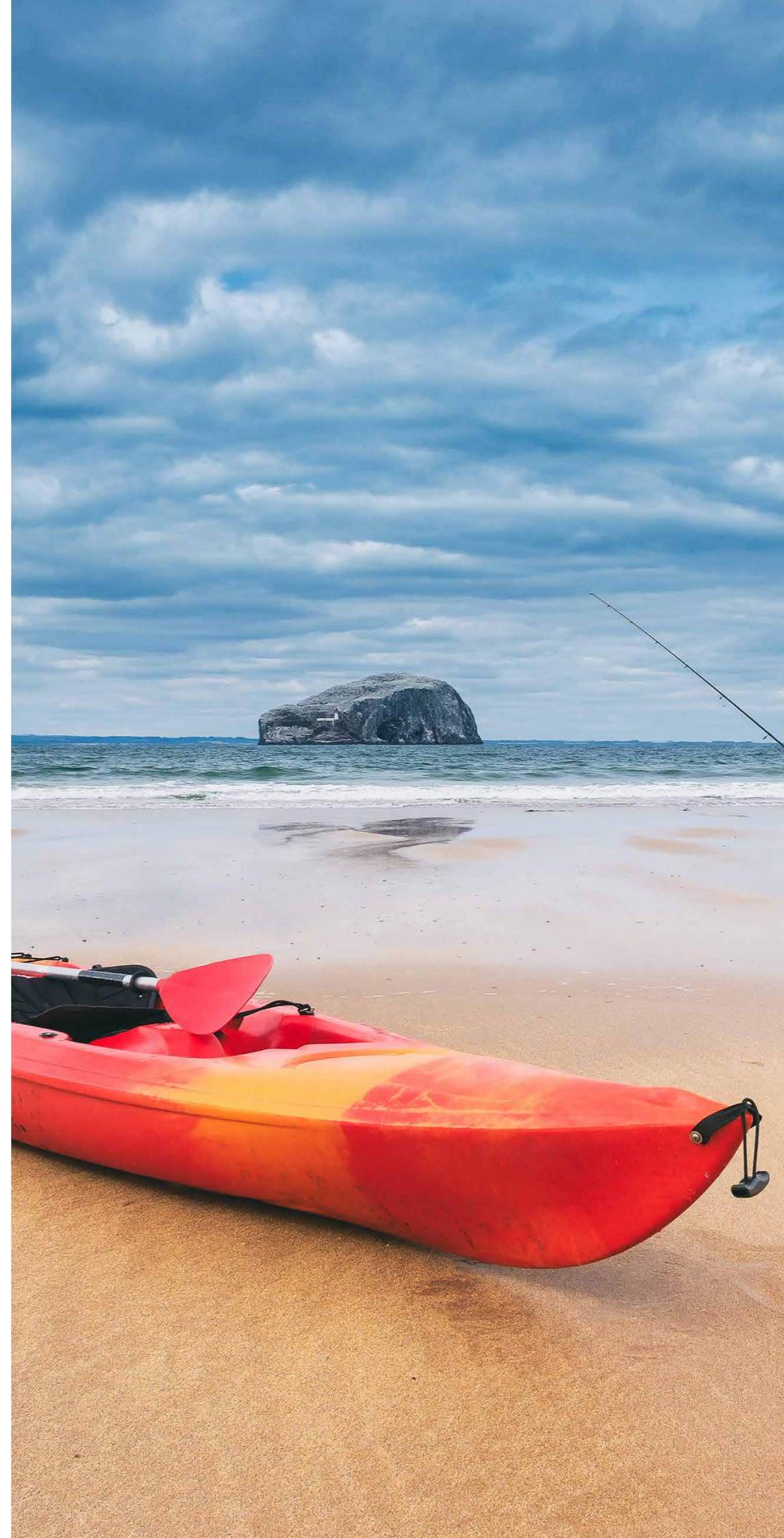
Framed by the East Lothian coast, North Berwick is a vibrant and highly sought-after seaside town, with Four Ways enjoying an exceptional position on leafy Dirleton Avenue, moments from the station and within easy reach of the town centre. Its shoreline forms a significant stretch of the John Muir Way, offering breathtaking scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to

observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving traditional fish and chips, alongside the convenience of two large supermarkets.



RECREATIONAL AMENITIES

The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club.

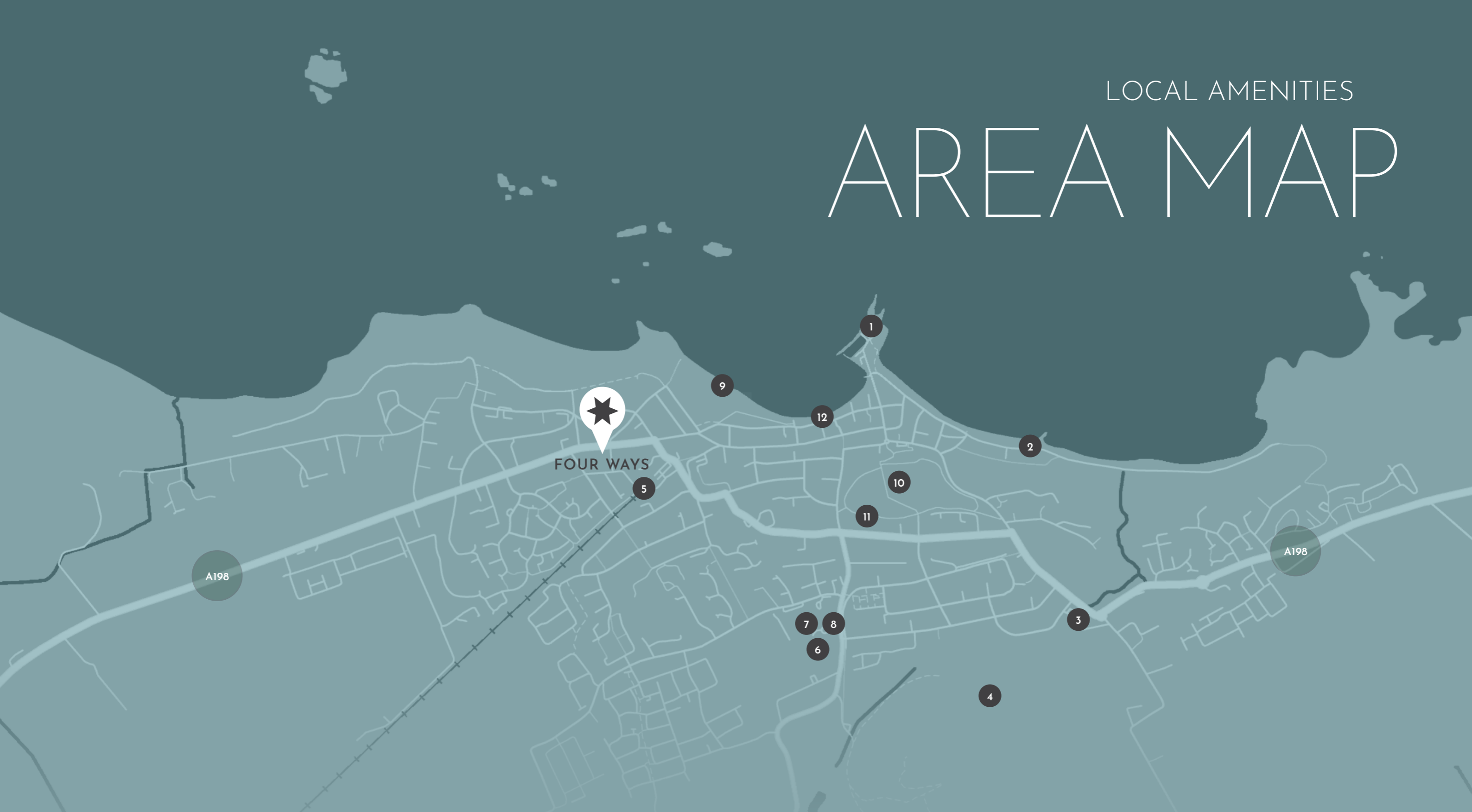


SCHOOLING & CONNECTIVITY

North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub.

For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour, readily accessible on foot from the property. The town is also well served by frequent bus connections to the capital.

AREA MAP



1 SEA BIRD CENTRE

2 GLEN GOLF CLUB

3 ALDI / TESCOS

4 NORTH BERWICK LAW

5 NORTH BERWICK TRAIN STATION

6 LAW PRIMARY SCHOOL NORTH BERWICK

7 HIGH SCHOOL

8 NORTH BERWICK SPORTS CENTRE

9 WEST BEACH

10 LODGE GROUNDS

11 NORTH BERWICK MEDICAL PRACTICE

12 HIGH STREET

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NICKY MEIKLE



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— *About Nicky*

With a Bachelor of Laws degree, Nicky has a distinguished background in real estate private equity, sales, and property consultancy. Her exceptional market knowledge and negotiating skills ensure that her clients receive the highest level of representation, guidance and support; whether searching for their ideal property or selling in East Lothian, or both!

A proud advocate for East Lothian, Nicky lives in North Berwick with her family and their two Goldendoodles, Murphy and Gus. When not enjoying a beach walk, she loves spending time on the golf course and is a member of The Glen Golf Club. Her favourite local restaurant is The Maincourse, while for an excellent coffee with breathtaking views of Bass Rock, she recommends Rocketeer.



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SCAN TO DISCOVER MORE

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