



17 Castlemains Place

Dirleton, North Berwick, EH39 5DU



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82sqm

EPC

C

AS Anderson
Strathern

17 Castlemains Place

Dirleton, EH39 5LS

17 Castlemains Place is a stylish semi-detached new build converted home, ideally suited to a range of buyers seeking a well-connected East Lothian base with convenient access to Edinburgh and the South.

The property enjoys a particularly appealing open outlook, with wide, uninterrupted aspects—especially from the upper level. It further benefits from modern features including private parking with an EV charging point, solar panels, double glazing and private gardens, while an electric boiler provides underfloor heating on the ground floor and radiators upstairs. Presented as a true blank canvas, it offers an excellent opportunity for buyers to personalise to their own taste.

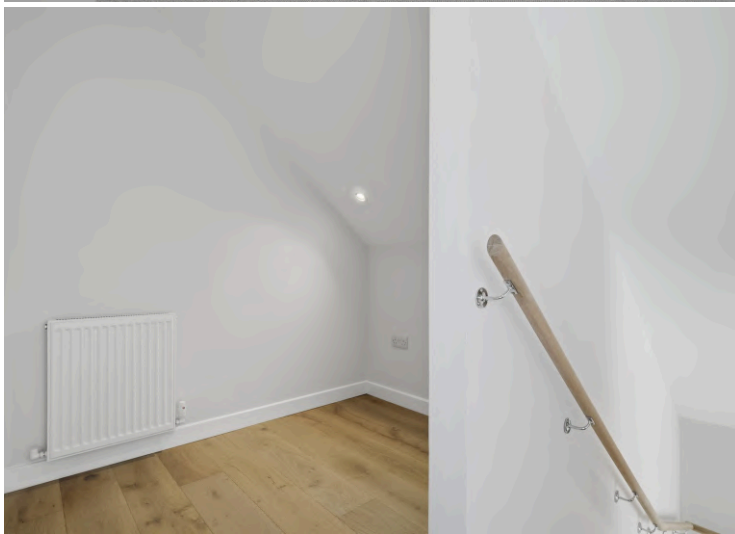
The accommodation comprises a welcoming entrance hallway with generous storage, leading to a bright and airy open-plan living, dining and kitchen space with dual aspects and staircase to the upper level. The kitchen enjoys views over the rear garden and is fitted with a range of units, integrated oven, hob and cooker hood, along with a washing machine and freestanding fridge freezer. The ground floor also hosts a well-proportioned double bedroom with built-in wardrobes, a family bathroom with shower over bath, and a utility cupboard. Upstairs, there is a further bedroom with ample storage, a contemporary shower room, and a spacious landing area ideally suited for home working or study.

Overall, the property presents a fantastic opportunity to acquire a modern, energy-efficient home in a well-connected East Lothian setting, ideal for both comfortable living and future potential.

Property features

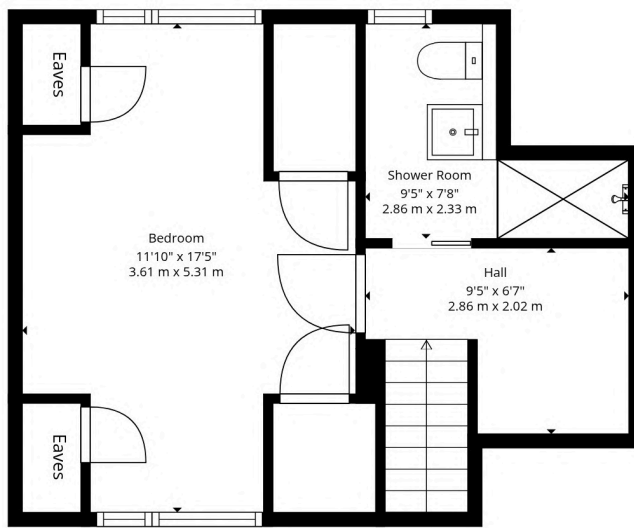
- Electric heating
- Private garden grounds
- Double glazing
- New build conversion
- Accessible location
- Private parking
- Electric charging





Location

Dirleton is a highly desirable conservation village set along the beautiful East Lothian coastline, just a few miles west of North Berwick and within easy commuting distance of Edinburgh. Renowned for its picturesque charm, the village is centred around an attractive green overlooked by the impressive 13th century Dirleton Castle. Residents benefit from close proximity to the golden sands of Yellowcraig Beach and the wider shoreline of the Firth of Forth, as well as world class golf courses and leisure facilities nearby. Combining coastal scenery, historic character and excellent local amenities, Dirleton offers an appealing blend of rural tranquillity and convenient access to surrounding towns and the capital.



2nd Floor



1st Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The fridge freezer and washing machine are also included in the sale.

The surrounding flower beds and grassed areas are all owned and maintained by East Lothian Council.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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