



9 Bramerton Court, 29 Dirleton Avenue

NORTH BERWICK, EH39 4BE

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Set within a sought-after area of North Berwick, this charming one-bedroom end-terrace villa offers an excellent opportunity as a main residence, pied-à-terre, or investment in a town consistently voted among the best places to live in the UK.

The home exudes a warm and inviting atmosphere, beginning with the delightful west-facing sitting room. This cosy space features plush carpeting, built-in shelving, and a calm, neutral colour palette, creating an ideal setting for relaxation. From here, the layout flows seamlessly into the adjoining breakfasting kitchen, which benefits from direct access to the west-facing garden. Bright and airy with a timeless design, the kitchen is fitted with white shaker-style wall and floor units, complementary worktops, and freestanding appliances.

Upstairs, a light-filled, carpeted double bedroom provides a comfortable retreat, alongside a well-appointed bathroom illuminated by a skylight and fitted with a WC, washbasin, and bath with wall-mounted shower.

Externally, the low-maintenance west-facing garden features decorative stones, mature planting, and established borders, offering a pleasant outdoor space. There are unallocated parking spaces between neighbouring properties, and also ample on-street parking in the surrounding streets.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures (not including the kitchen pendant shade), bookcase and cream sofa in the lounge, and the cooker will be included in the sale. The washing machine is brand new and can be included by negotiation.





PROPERTY FEATURES

- ❑ One-bedroom end-terrace villa
- ❑ West-facing sitting room
- ❑ Bright breakfasting kitchen, opening to the garden
- ❑ One double bedroom
- ❑ Bathroom
- ❑ Single glazing
- ❑ Electric storage heating
- ❑ Unallocated parking space, and on-street parking
- ❑ Enclosed sizeable west-facing garden
- ❑ EPC - E
- ❑ Council tax band - D
- ❑ Tenure - Freehold

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 caf  s 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 Bellhaven Hill School in easy reach.

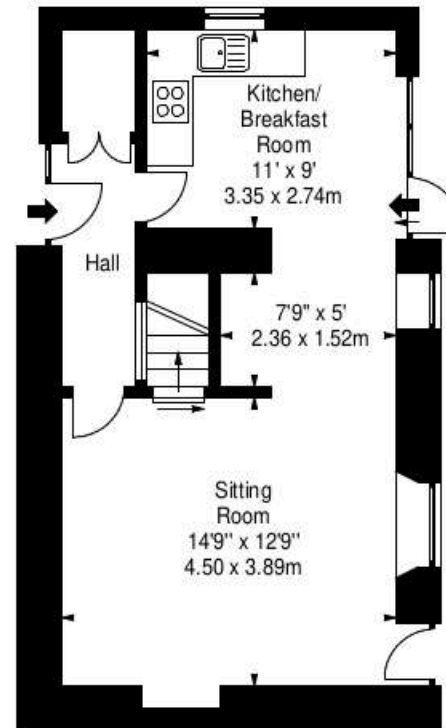
Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



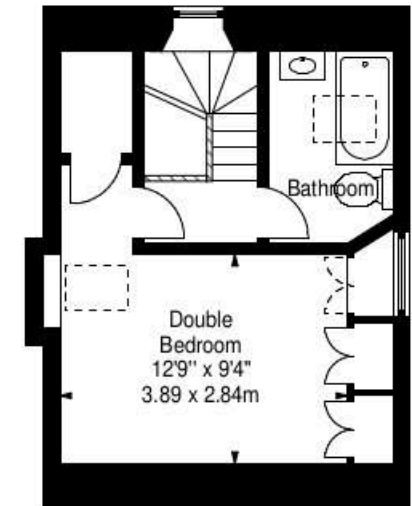
**Bramerton Court,
Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BE**



Approx. Gross Internal Area
715 Sq Ft - 66.42 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor

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Let's Talk

01620 497 497

property@parissteele.com

PARIS STEELE Property

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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