

2 Bridgend, Ballencrieff

NORTH BERWICK, EH39 5AX

Property
PARIS STEELE

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PROPERTY DESCRIPTION

A well-proportioned and characterful three-bedroom semi-detached farmhouse cottage, occupying a peaceful rural setting on the edge of the small hamlet of Drem in the heart of East Lothian. Approached via a shared gravelled driveway, pleasing rendered facade beneath a pitched slate roof, with distinctive, teal-painted downpipes and base course adding a touch of individual character.

The property is entered via the ground floor hallway. On the left, the sitting room is a generous and sociable space, enjoying a pleasant outlook to the front of the property. It is centred around a handsome brick fireplace housing a multi-fuel stove, which provides a focal point and creates a cosy atmosphere during the winter months. Wooden flooring runs underfoot. It is an ideal space for relaxing or entertaining.
The kitchen-dining room is fitted with a range of light wood-fronted units beneath dark worktops and painted in a characterful sage green, giving it a warm and welcoming feel. It benefits from a delightful outlook over the countryside to the rear. The kitchen houses an integrated electric oven and hob and has ample space for a dining table and chairs.

Completing the ground floor accommodation is a family bathroom, fitted with a panelled bath with overhead shower, a pedestal wash basin, and a WC.





The first-floor landing is a bright and airy space with a window to the front elevation framing views towards the rolling hills. From here, doors lead to three well-proportioned bedrooms. The principal bedroom is a comfortable double room finished in crisp white tones with good natural light. It features built-in wardrobes.

The second bedroom is another well-presented double room, decorated in warm pastel tones with soft carpeting and windows offering pleasing rural views. It comfortably accommodates double beds with bedside furniture, making it an excellent guest room or family bedroom.

The versatile third double bedroom, currently arranged as a study-bedroom, has wood-effect flooring, a feature teal accent wall, and a window overlooking open countryside.

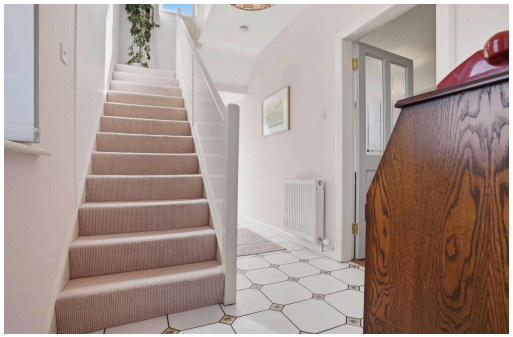
Externally, the south-facing garden is a genuine highlight of the property, offering a private and well-stocked outdoor space with areas of lawn, established planting, raised vegetable beds and a paved terrace for outdoor seating. A substantial timber garden shed with glazed windows provides an ideal space for a workshop or studio. The gravelled frontage provides off-street parking.

In summary, this is a lovely property in good order, ready for new owners to mark their own stamp. The location offers tranquility yet easy access to North Berwick's excellent amenities and connectivity to Edinburgh via nearby Drem train station.

FIXTURES & FITTINGS

All fitted floor coverings, light fixtures, curtains and blinds, integrated oven, hob, extractor fan, and free-standing fridge-freezer, washing machine and dishwasher will be included in the sale.

The shelving units in the living room cupboard, understairs cupboard and shed will also be included.







PROPERTY FEATURES

- Three-bedroom semi-detached farmhouse cottage
- Sitting room with wood-burning stove
- Kitchen/dining room with countryside outlook
- Two double bedrooms
- One single bedroom/study
- Family bathroom
- South-facing rear garden
- Timber garden office with glazed windows
- Off-street parking
- Double glazing
- Oil fired central heating
- Drainage via septic tank
- EPC - D
- Council tax band - C

DREM

The charming and peaceful East Lothian village of Drem lies in scenic countryside within easy reach of Gullane, Haddington, and North Berwick.

Residents enjoy access to world-renowned golf courses such as those at Muirfield, Archerfield and North Berwick. The latter also is home to a leisure centre with swimming pool, gym, and fitness classes, tennis club, and rugby club.

Beautiful and award-winning beaches include Gullane and North Berwick, and there are pleasant walks to enjoy in the countryside. Local retail amenities, artisan retailers, and larger supermarkets are within easy reach in the surrounding towns. Haddington plays host to a popular farmers market on the last Saturday of each month with a wide variety of food, drink, seasonal products, crafts, and gifts.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh.

Commuting to Edinburgh City Centre is easy either by car or with a 25-minute train journey from Drem Train Station.













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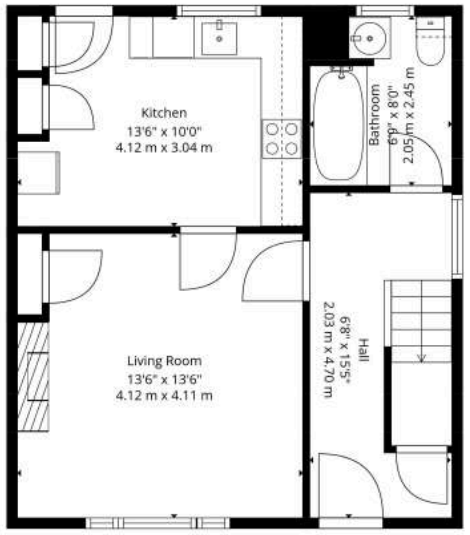
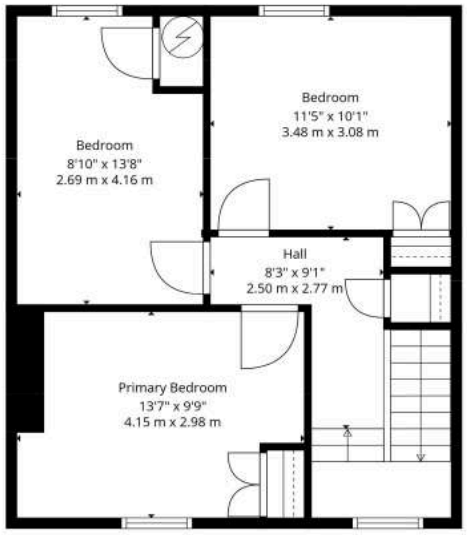


Ground Floor



First Floor

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Total: 978 sq. Ft, 90 m2
Ground Floor: 489 sq. Ft, 45 M2, First Floor: 489 sq. Ft, 45 m2
Excluded Areas: Walls: 78 sq. Ft, 8 m2

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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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