

COULTERS<sup>©</sup>

# LORNEVILLE

DREM, EAST LOTHIAN, EH39 5AR

 3 BED  1 BATH  4 PUBLIC



## TAKE A LOOK INSIDE

Set in a peaceful rural position in Drem, Lorneville is a traditional three bedroom detached family home with exceptional outdoor space and equestrian appeal.

This well-proportioned property is conveniently located in the heart of the East Lothian countryside, surrounded by beautiful walks whilst being within easy reach of the popular village of Gullane and the desirable coastal town of North Berwick, both with an excellent range of local amenities as well as convenient access to the nearby train station, making it ideal for those seeking both tranquility and connectivity.

## KEY FEATURES



Unique, well proportioned detached family home



Three double bedrooms, one shower room



Generous, mature garden grounds



Driveway, double garage and a range of versatile outbuildings with development potential



Within a short walk of local train station



Paddock and stables adjacent to the house



EPC Rating - E



Council Tax Band - F



The well presented accommodation is thoughtfully arranged, comprising three generous double bedrooms and a flexible layout with multiple public rooms to the front and rear, perfectly suited to modern family life. The interiors provide a comfortable and inviting atmosphere, with scope for personalisation to suit individual tastes. The property also offers excellent development potential, including the opportunity to create additional bedrooms within the attic, subject to the necessary local authority consents.

Externally, mature and generous garden grounds surround the home, offering privacy and an abundance of flexible outdoor space. A driveway leads to a double garage, complemented by a range of versatile outbuildings that lend themselves to a variety of uses, from storage to workshop to workspace. There is also a further development opportunity within the grounds for business use, again subject to obtaining the appropriate local authority consents.



## MORE INFORMATION

A particular highlight is the adjacent paddock and stables, making this an excellent prospect for those with equestrian interests or anyone seeking a semi-rural lifestyle with land.

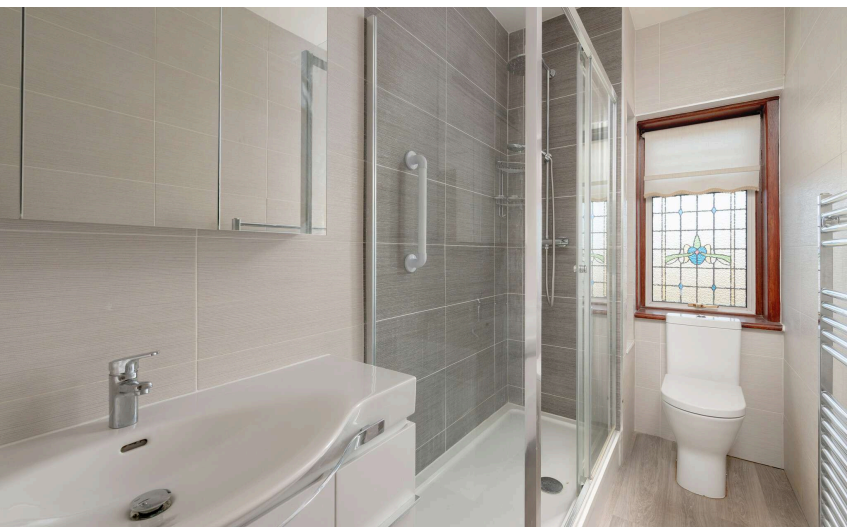
Altogether, this is a home with a genuinely relaxed feel, offering space, flexibility and a lovely setting in the heart of East Lothian.

## EXTRAS

All fitted floor coverings, carpets, curtains, blinds, light fittings, the Aga, cooker, microwave, dishwasher, fridge/freezer, the safe, the sheds and the greenhouse are included in the sale price. The furniture is available by separate negotiation.

The property is heated by an oil fired central heating system and drainage is to a septic tank.





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## THE LOCAL AREA

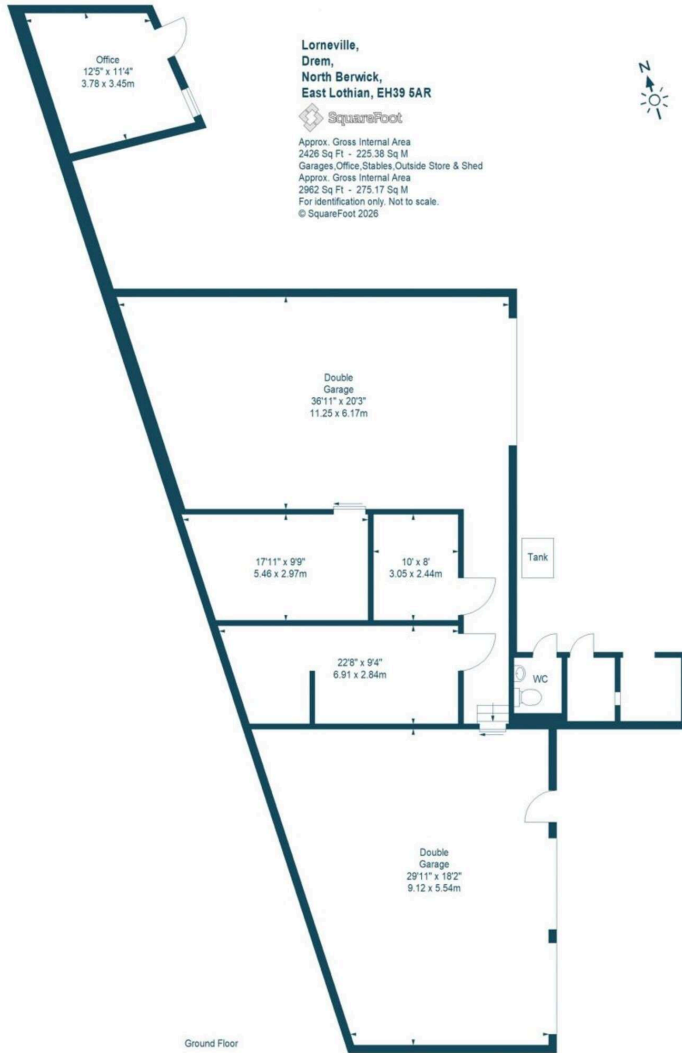
Nestled in the heart of East Lothian's unspoilt countryside, the picturesque village of Drem offers a peaceful rural setting with easy access to vibrant towns such as nearby North Berwick, Gullane, Longniddry and Haddington, the dramatic coastline, top-rated golf courses, and Edinburgh city centre.

Ideal for commuters, downsizers and second homers alike, Drem benefits from its own railway station, providing direct links to the capital in just 25 minutes.

Golf enthusiasts will be delighted by the exceptional selection of renowned nearby courses. The historic market town of Haddington and the charming coastal town of North Berwick are both about a 10-minute drive away. Each offers a wide range of shops, restaurants, and hotels, along with Tesco supermarkets for everyday convenience.

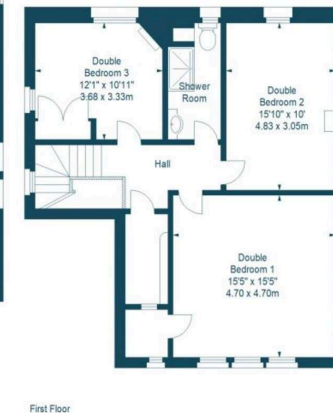
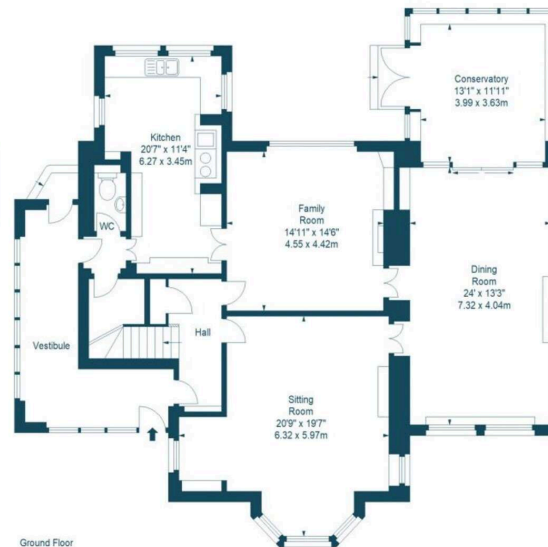
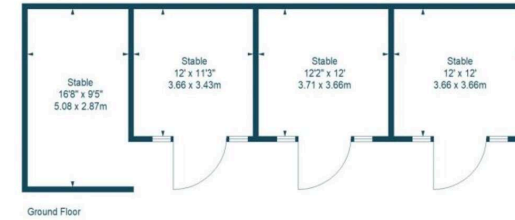
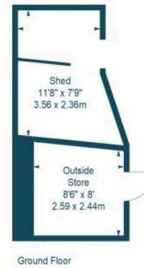
Highly regarded schooling is available at Athelstaneford Primary School and North Berwick High School. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

**HOME REPORT VALUATION: £865,000**



**Lorneville,  
Drem,  
North Berwick,  
East Lothian, EH39 5AR**

**SquareFoot**  
Approx. Gross Internal Area  
2420 Sq Ft - 225.39 Sq M  
Garages, Office, Stables, Outside Store & Shed  
Approx. Gross Internal Area  
2962 Sq Ft - 275.17 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH

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 [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

## 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.