



GARDEN STIRLING BURNET

**9 HALLIBURTON TERRACE,
DIRLETON, NORTH BERWICK, EH39 5HD**



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RATING



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A three-bedroom semi-detached house set within the picturesque and highly sought-after village of Dirleton, offering generous accommodation and excellent scope for cosmetic upgrading and redecoration. Enjoying a peaceful village setting close to scenic countryside and coastline, the property is ideally placed for families, downsizers, and buyers seeking a lifestyle change, with local amenities, schooling, and renowned golf facilities all within easy reach. Edinburgh and the capital's wider attractions are also accessible in under an hour, making this a well-connected yet tranquil home.

Inside, a sunlit entrance hall with built-in storage creates a welcoming first impression and leads into a spacious living room, finished with hardwood flooring and centred around a charming log burner that adds warmth and character—ideal for family evenings and entertaining. Connected to the living room by a door is a well-appointed dining kitchen that serves as an excellent social hub, featuring contemporary cream cabinetry, oak laminate worktops, stylish splashbacks, and integrated appliances, including an induction hob, extractor fan, and double oven. French doors open directly to the garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living, perfect for family meals and summer gatherings.

FEATURES

- Semi-detached house in Dirleton
- Part of an established residential neighbourhood
- Set in the picturesque village of Dirleton
- Excellent opportunities for cosmetic upgrades
- Entrance hall with built-in storage
- Spacious living room with log burner and hardwood flooring
- Well-appointed dining kitchen with French doors to the garden
- Naturally lit landing with storage
- Main bedroom with a wardrobe
- Two more comfortable bedrooms with wardrobes
- Three-piece shower room with built-in storage
- Mature private gardens
- On-street parking
- Gas central heating and double glazing







Upstairs, a naturally lit landing with storage leads to three comfortable bedrooms. The main bedroom benefits from a fitted wardrobe, while the two further bedrooms also feature wardrobes and enjoy sun-facing windows, making them well-suited to children, guests, or home working. Completing the accommodation is a modern three-piece shower room, fitted with a walk-in enclosure, built-in and vanity storage, a towel warmer, and quality finishes throughout.

Externally, the home is complemented by private gardens, enclosed and enjoying a sunny aspect to the rear—ideal for children's play, pets, or future landscaping projects once upgraded to its full potential. With its generous plot, adaptable layout, and strong village setting, the property presents exciting potential for buyers wishing to personalise, extend (subject to consents), or enhance value over time. Additional benefits include on-street parking, gas central heating, and double glazing throughout. Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included.



Virtually staged by Property Studios





The picturesque village of Dirleton is situated on a breath-taking stretch of East Lothian between Gullane and North Berwick. Nestled between the ruins of Dirleton Castle and Archerfield Golf Course, the greater area is also home to the Scottish Archery Centre, a retail village with a variety of specialist shops, including an award-winning Farm Shop (at nearby Fenton Barns), selling high-quality local produce.

The vibrant town of North Berwick (2 miles away) provides amenities that cater for your daily needs. For the outdoor enthusiast, the surrounding area offers a host of activities, including Sailing Clubs, Tennis Clubs and, horse riding, and a sports centre in North Berwick.

With North Berwick Railway Station only a couple of miles away, regular train services to Edinburgh are on hand. There is an excellent local Primary School in Dirleton and a renowned High School in North Berwick.





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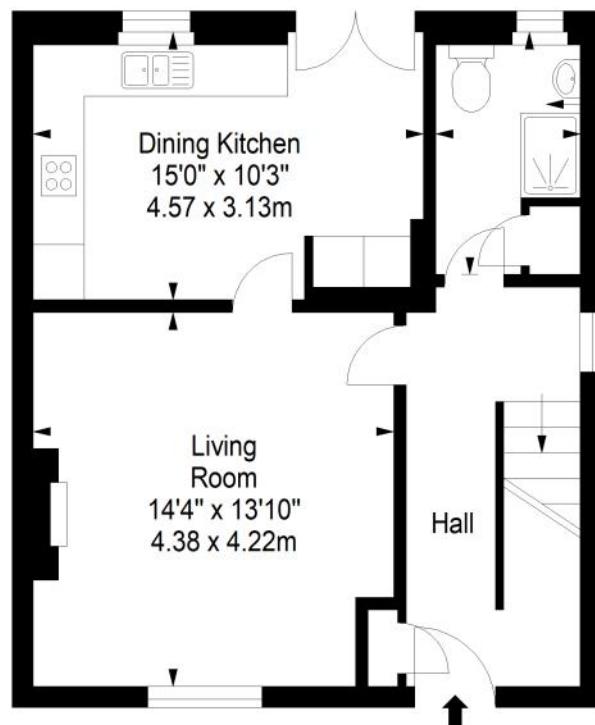
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

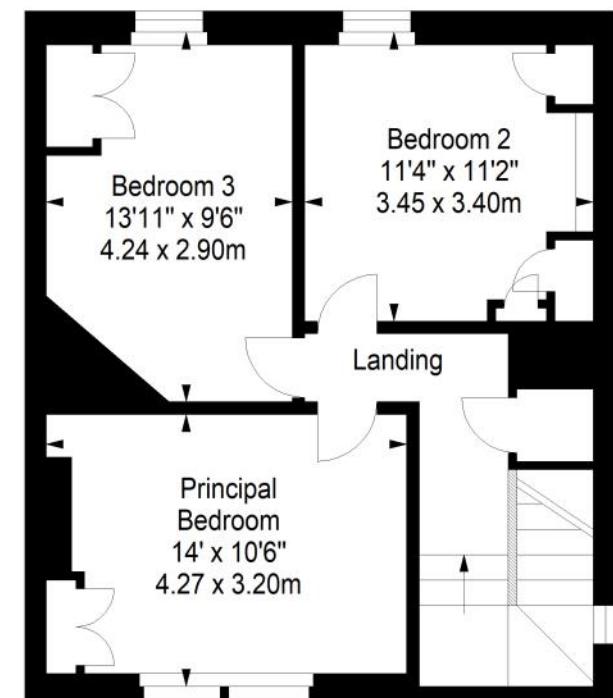
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 48.9 sq. metres (526.4 sq. feet)



First Floor
Approx. 48.0 sq. metres (516.7 sq. feet)



Total area: approx. 96.9 sq. metres (1043.1 sq. feet)