



Jasmine Cottage, Newmains Cottages,  
DREM, NORTH BERWICK, EH39 5BL

Property  
**PARIS STEELE**

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## PROPERTY DESCRIPTION

Set within a wonderfully picturesque and tranquil setting near North Berwick, and less than a mile from Drem Railway Station, this charming two-bedroom traditional stone cottage offers a perfect blend of character and modern comfort.

This elegant space flows seamlessly into the garden room, enjoying captivating views over the surrounding countryside, with French doors opening directly onto the garden, ideal for indoor-outdoor living.

Bright and generously proportioned, the south-facing sitting room is filled with natural light and features exposed beams, wooden flooring, and a cosy log-burning stove set in a stone mantle. From here, you are led into an exceptionally spacious formal dining room, also complete with wooden flooring and a log-burning stove.

A stylish modern kitchen provides direct garden access and is fitted with sleek white wall and floor units, a vibrant tiled splashback, and quartz-effect worktops. High-spec integrated AEG appliances include an eye-level oven, hob, and extractor hood.

A versatile study completes the ground floor accommodation.



Upstairs, the generously sized principal double bedroom enjoys a peaceful outlook across the garden and benefits from built-in wardrobes and a contemporary en-suite shower room, featuring a hidden cistern WC and a washbasin built into vanity. A second spacious south-facing double bedroom is tastefully presented, showcasing an original fireplace, exposed beams, and carpeting. This room is served by a well-appointed bathroom with a WC, washbasin, bath with wall-mounted shower, and built-in storage.

Externally, the enclosed rear garden is a true highlight. Beautifully landscaped, it features a patio area ideal for alfresco dining, a well-maintained lawn, decorative stones, and mature hedging for privacy. A charming summer house provides a peaceful retreat, completing this delightful home. To the side, there are bin stores, tool store, log store and a substantial timber shed. There is off-street parking to the front of the property.



## FIXTURES & FITTINGS

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

Externally, the Summer house is included, along with the bin store, tool store, log store and a substantial timber shed.

Some furniture may be available by separate negotiation.



## PROPERTY FEATURES

- Spacious two-bedroom cottage
- South-facing sitting room
- Dining room and adjacent Garden room
- Versatile study
- Modern kitchen
- Two double bedrooms, one with en-suite
- Family bathroom
- Enclosed rear garden with summer house
- Double glazing / Electric heating
- Off-street parking
- EPC - F
- Council tax band - F
- Tenure - Freehold

## DREM AND NORTH BERWICK

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

Voted by The Sunday Times as the best place to live in 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 cafés 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.

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 quick train journey from nearby Drem or North Berwick Train Station.

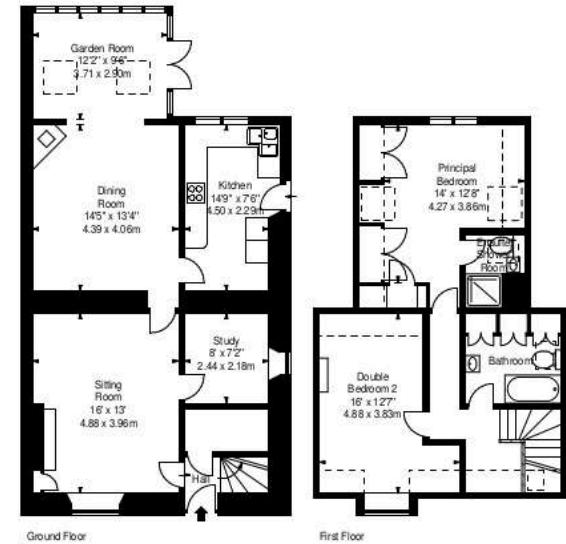
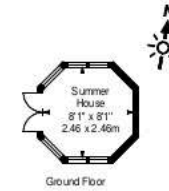




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Approx. Gross Internal Area  
1411 Sq Ft - 131.08 Sq M  
Summer House  
56 Sq Ft - 5.20 Sq M  
For identification only. Not to scale.  
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Property

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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](mailto:property@parissteele.com) or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
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