

COULTERS[©]

FLAT 2, THE WHITEHOUSE

24 DIRLETON AVENUE, NORTH BERWICK, EH39 4BQ

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Flat 2, The Whitehouse is an elegant 3 bedroom ground floor flat forming part of a handsome period property.

Situated on Dirleton Avenue within the highly sought-after East Lothian town of North Berwick, the property is set back from the road behind a stone wall and mature trees and has an in/out driveway to the front offering two off-street parking spaces.

The property lies within a short walk of West Beach, the train station and the bustling High Street.



KEY FEATURES



Elegant ground floor flat forming part of handsome property.



Beautiful period features throughout.



Three double bedrooms, one with ensuite bathroom.



Large, immaculately maintained private rear garden.



Off street parking for 2 cars.



Situated within a short walk of the beach and High Street.



EPC Rating - D



Council Tax Band - F



The accommodation, which is well proportioned and flooded with natural light, comprises - large hall with 4 storage cupboards; wonderful sitting room with original wood panelling, parquet floor and an open fire; breakfasting kitchen with Aga and door to the rear garden; principal bedroom with ensuite bathroom; double bedroom 2; double bedroom 3 (currently used as a dining room and home office); and family bathroom.

By the front door is a small front garden with a border. To the rear of the property, accessed directly from the breakfasting kitchen, is a large private garden. The garden is immaculately maintained and offers a patio, three areas of lawn, mature planted beds and two sheds.





THE LOCAL AREA

North Berwick is a coastal town in East Lothian within easy commuting distance of Edinburgh. It has regularly been named as the best place to live in Scotland with a good range of shops, well regarded schooling, a beautiful beach and many bars and restaurants.

The bustling high street has a wide selection of retailers and restaurants and there is a Tesco and Aldi supermarket on the outskirts. North Berwick has well regarded schooling, two excellent golf courses, a yacht club, rugby club, tennis courts, a swimming pool and sports centre, and a luxury spa club is situated at the Marine Hotel.

East Lothian has many fine walks by the sea and inland. Edinburgh can be reached in about 45 minutes by car or by train in half an hour and there are extensive bus services with a bus stop located on Dirleton Avenue.

EXTRAS

All carpets, blinds and kitchen appliances are included in the sale price as are most of the curtains and light fittings (sitting room curtains and dining room light excluded). The garden sheds, benches and table/chairs are also included.

There is a small annual cost for maintenance of the shared garden grounds.

PLEASE NOTE - The red line on the aerial garden image is an approximation of the garden boundary shown for illustrative purposes only.





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The Whitehouse,
Dirleton Avenue,
North Berwick,
East Lothian, EH39 4BQ



Approx. Gross Internal Area
1384 Sq Ft - 128.57 Sq M
Outside Storage
Approx. Gross Internal Area
11 Sq Ft - 1.02 Sq M
For identification only. Not to scale.
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GET IN TOUCH

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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.