



18 Castlemains Place

Dirleton, North Berwick, EH39 5DU



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73sqm

EPC

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AS Anderson
Strathern

18 Castlemains Place

Dirleton, EH39 5LS

18 Castlemains Place is an attractive semi-detached new build converted home, suited to a range of buyers seeking an East Lothian base with good transport connections to Edinburgh and to the South.

The property incorporates a range of features designed with energy efficiency in mind, including an electric vehicle charging point, solar panels, double glazing and an electric boiler. Further benefits include private parking and garden grounds to the front, side and rear, offering scope for a purchaser to enhance to their own taste. The property also enjoys an open outlook, with broad aspects—particularly from the upper level.

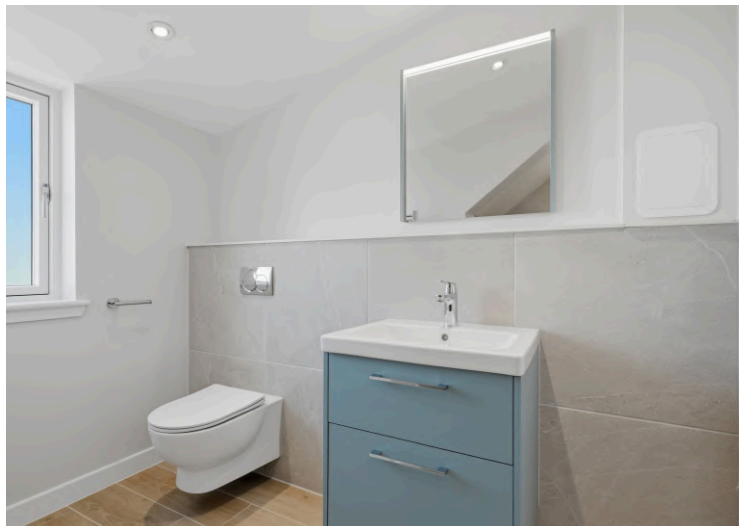
The accommodation comprises a welcoming contemporary entrance hallway with WC, utility cupboard, additional storage cupboard and stylish stairs to the upper level; leading to a bright and airy open plan living room and kitchen which benefits from dual aspects. The living part offers rear garden access whilst the kitchen is fitted with a range of units and worktop, integrated oven/hob/cooker hood and space for washing machine and fridge freezer. On the upper level, there are two well-proportioned bedrooms, both benefiting from excellent eaves storage and a modern shower room completes the first floor.

The property presents an excellent opportunity to personalise to the buyer's individual taste and create a home tailored to their own style, presented as a true blank canvas.

Property features

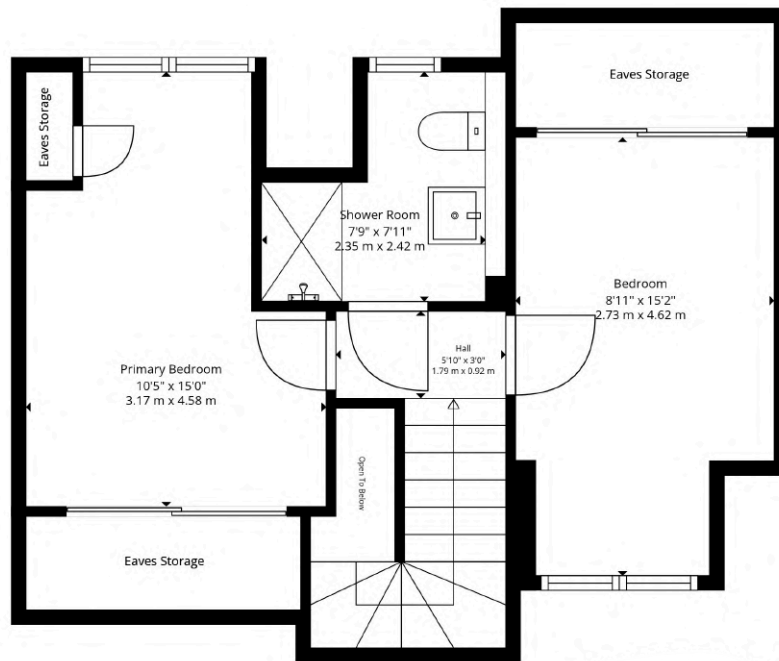
- Electric boiler
- Double glazing
- Solar panels
- Electric vehicle charging
- Garden grounds
- Private parking
- New build conversion



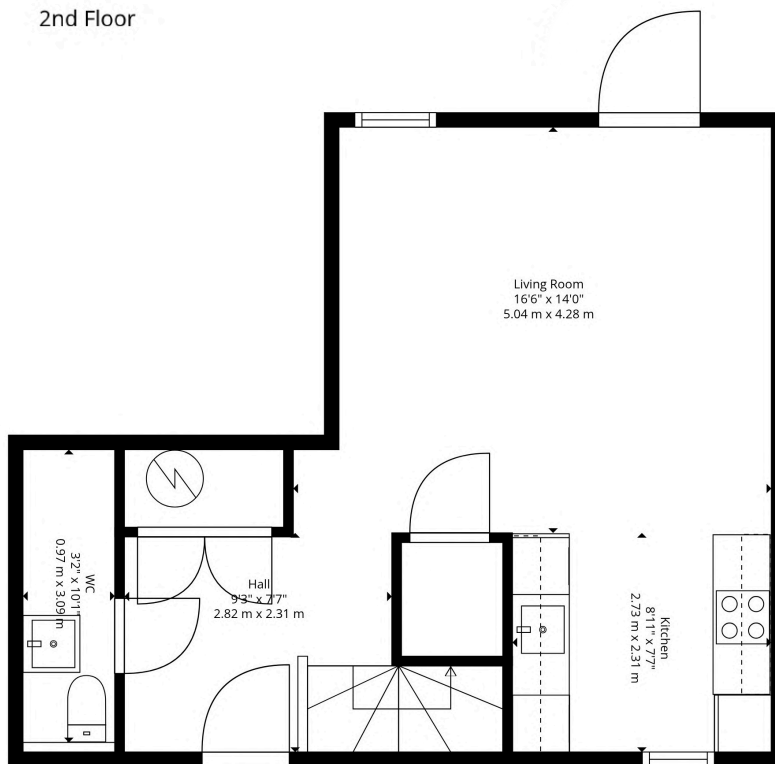


Location

Dirleton is a highly desirable conservation village set along the beautiful East Lothian coastline, just a few miles west of North Berwick and within easy commuting distance of Edinburgh. Renowned for its picturesque charm, the village is centred around an attractive green overlooked by the impressive 13th-century Dirleton Castle. Residents benefit from close proximity to the golden sands of Yellowcraig Beach and the wider shoreline of the Firth of Forth, as well as world-class golf courses and leisure facilities nearby. Combining coastal scenery, historic character and excellent local amenities, Dirleton offers an appealing blend of rural tranquillity and convenient access to surrounding towns and the capital.



2nd Floor



1st Floor

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. The washing machine and fridge freezer are also included in the sale

The surrounding flower beds and grassed areas are all owned and maintained by East Lothian Council.

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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