

# 7A DIRLETTON AVENUE

North Berwick, East Lothian, EH39 4AX

## MAIN-DOOR

*double upper villa in North Berwick*



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**PROPERTY NAME**

7A Dirleton Avenue

**LOCATION**

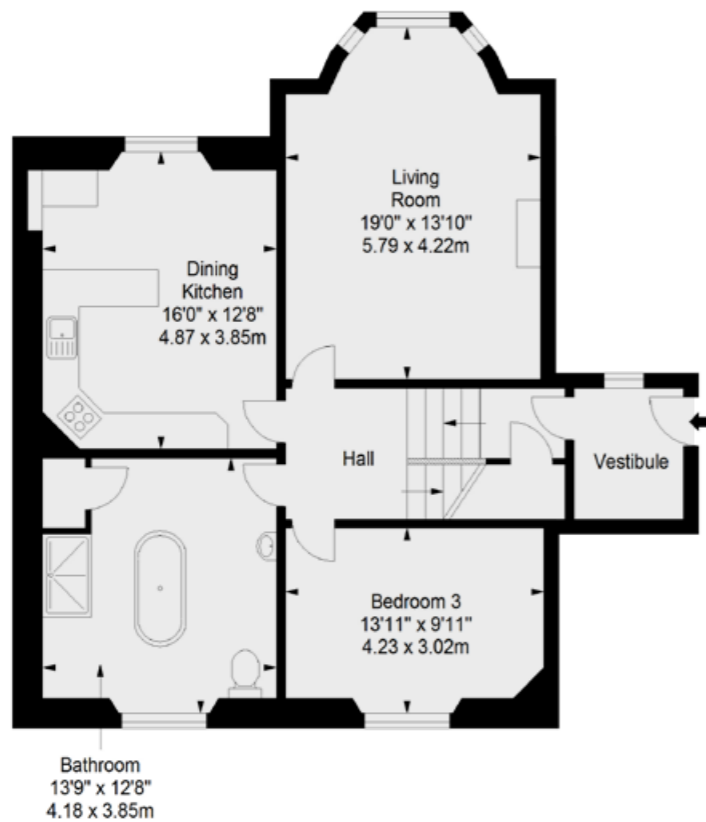
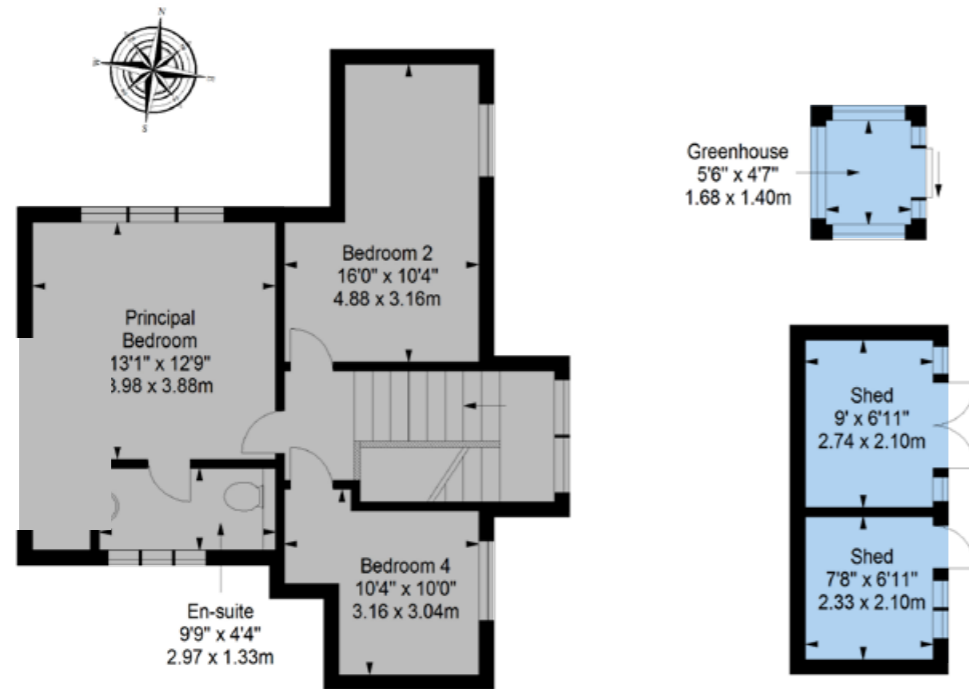
East Lothian, EH39 4AX

**APPROXIMATE TOTAL AREA:**

153.3 sq. metres (1660.1 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNALS

The floorplan is for illustrative purposes. All sizes are approximate.



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Entrance vestibule and hall with storage

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Generous, bay-fronted living room

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The kitchen is fitted with classically styled wall and base cabinets

**16 Bedrooms**  
Tranquil sleeping areas for a peaceful night's sleep

**20 Bathrooms**  
Principal en-suite and a beautifully designed four-piece bathroom

**22 Gardens & parking**  
Lovely mature garden and off-street parking

**26 Area**  
The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre





# WELCOME TO 7A Dirleton Avenue

Main-door double upper villa forming part of a handsome, C-listed Victorian building in exclusive North Berwick, offering a large living room, a dining kitchen, four bedrooms, and a four-piece family bathroom, plus a mature private garden and unrestricted on-street parking.

## GENERAL FEATURES

Main-door double upper villa in North Berwick  
Part of a C-listed Victorian building  
Beautifully designed interiors and period features  
EPC Rating - E | Council Tax band - F

## ACCOMMODATION FEATURES

Entrance vestibule and hall with storage  
Generous, bay-fronted living room  
Spacious dining kitchen  
Four well-proportioned bedrooms  
Attractive, four-piece family bathroom

## EXTERIOR FEATURES

Mature private garden with two sheds  
Unrestricted on-street parking





This four-bedroom, main-door double upper villa in North Berwick is situated within a C-listed Victorian building and is presented with beautifully styled interiors and a wealth of period features. The home and its location are sure to appeal to a wealth of buyers, with enviable close proximity to the beach and the town's fantastic amenities, such as shops, schools, and transport links (including the train station).

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## ENTRANCE

### A welcoming introduction

A set of external stairs leads to the property's private entrance door, where an entrance vestibule welcomes you inside and leads through to a hall with useful built-in storage. Here, the home's stylish interiors are introduced with neutral décor, elegant accent wallpaper, and a fitted carpet.

# IMPRESSIVE RECEPTION ROOM

## with beautiful period features

The living conveys a wonderfully light and airy ambience, with an impressive footprint offering fantastic flexibility for configurations of furniture, a soaring high ceiling adorned with beautifully detailed cornicing, and a large bay window capturing wonderful natural light throughout the day. The room is decorated in attractive, pared-back tones, accompanied by handsome parquet flooring and a delightful fireplace.



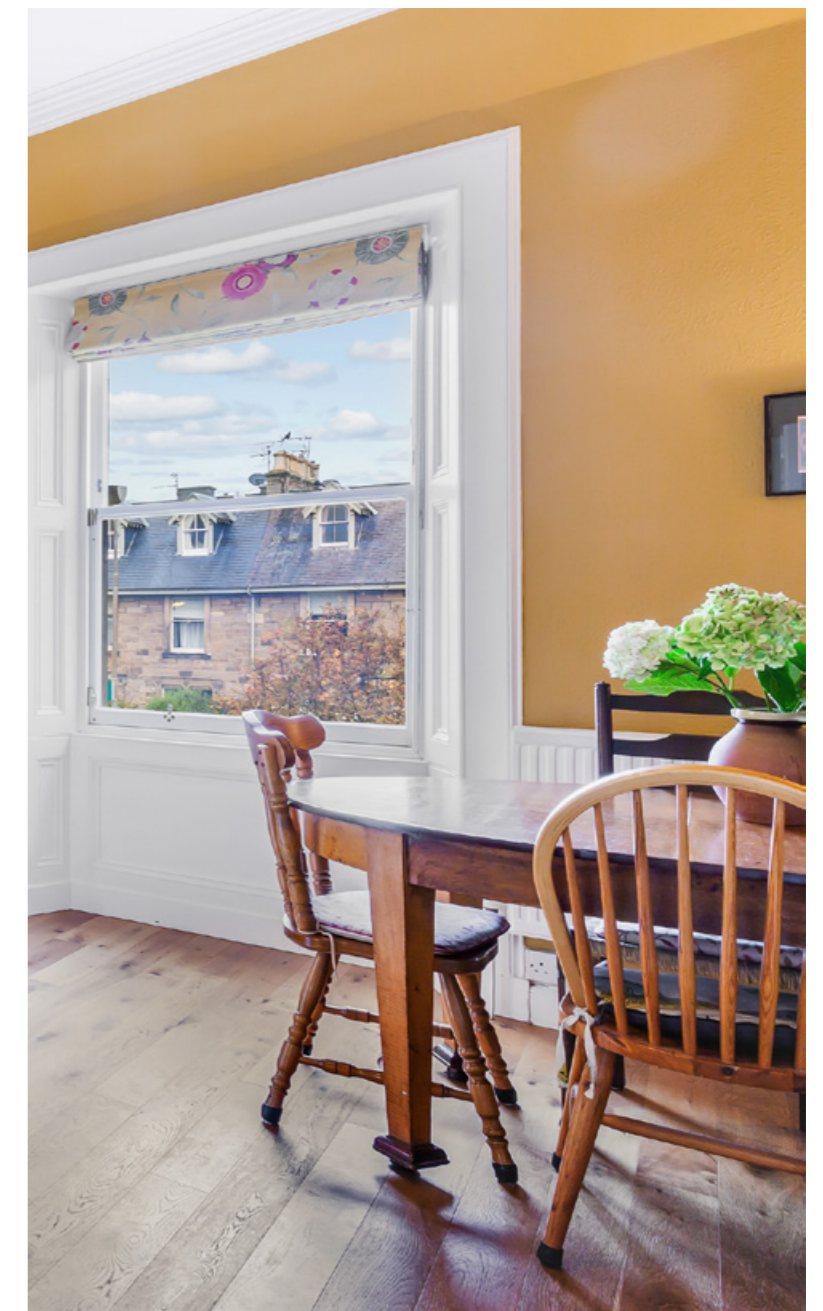




## DINING KITCHEN

### A sociable space for cooking and dining

The kitchen is fitted with classically styled wall and base cabinets, spacious worktops, and splashback tiling, with an open Edinburgh press offering display/storage shelving. Ample space is provided for a seated dining area, offering the perfect space for sit-down meals and entertaining with family and friends.





# TRANQUIL SLEEPING AREAS FOR A PEACEFUL NIGHT'S SLEEP



## Four well-proportioned bedrooms

One of the bedrooms is located on the first floor, with the remaining three on the second floor. The first-floor bedroom offers various options for use, including a children's play room, a second reception room, a studio/hobby room, or a home office, ideal for those requiring a quiet space to work or study from home.





## Beautifully designed four-piece bathroom

The stunning bathroom is presented with delightful accent wallpaper and comprises a freestanding bathtub, a deluxe walk-in shower enclosure with a rainfall showerhead, a traditionally styled WC-suite, and ample space for bathroom/linen storage.



# GARDENS & PARKING

Lovely mature garden and  
on-street parking



Externally, the villa boasts its own private, colourful and mature rear garden, with a wealth of established shrubbery and planting, a lawn, and a patio for outdoor seating and barbecues. Unrestricted on-street parking can be found on Dirleton Avenue.

Extras: Integrated kitchen appliances comprising an oven and hob will be included in the sale, as well as all fitted carpets and window blinds. Please note, no warranties or guarantees shall be provided for the appliances.





# NORTH BERWICK

The popular and sought-after town of North Berwick is one of Scotland's best coastal resorts, surrounded by beautiful beaches and offering a lively and vibrant town centre. The coastline of North Berwick forms a significant part of the John Muir Way and is home to stunning scenery in both directions, boasting great beaches and the volcanic island of Bass Rock. The town centre boasts many independent shops, boutiques and galleries and offers a family run butchers, delicatessen specialising in local produce, an independent wine merchants, grocers, bakers, banks, coffee houses, restaurants, florists and chemists. On

the outskirts of the town, there are two supermarkets and all the support provisions you need for day-to-day living. The surrounding area has a considerable amount to offer for the active type, with scenic walks, tennis clubs, cycling routes, a public sports and swimming centre with endless clubs, and several private gyms. There's even an award-winning spa nearby! In addition, several fantastic courses are on the doorstep for the golf enthusiast, including the nearby Glen Golf Course and North Berwick's West Golf

Course. North Berwick is known for its outstanding schools. North Berwick High is the only state school in Scotland on the Prestigious List, with Law Primary School and Nursery School situated alongside. North Berwick train station offers regular services direct to Edinburgh, taking just over half an hour to reach the city. A regular bus service also serves the town to Edinburgh's city centre.



# GILSON GRAY

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