



GILSON GRAY

LAW • PROPERTY • FINANCE

CLUNY COTTAGE

Main Road, Dirleton, North Berwick, EH39 5EA



Cluny Cottage is an exceptional three-bedroom semi-detached house which features impressive modern interiors, finished to high standards with premium fixtures and fittings and stylish décor throughout. The charming residence further boasts a Shaker-inspired dining kitchen and a quality family bathroom and en-suite. It also has ample private parking and beautiful private gardens. Forming part of the Dirleton conservation area, it offers a picturesque village lifestyle, just moments from the surrounding countryside and East Lothian's spectacular coastline and sandy beaches. Inside, you are greeted by a naturally-lit entrance porch which flows through to a central hall with understairs storage. It is a wonderful introduction to the home, with the appeal continuing into the living room. Here, a subtle accent wall is set against a neutral backdrop and herringbone floor. A picture rail frames the room, whilst south-facing windows bring a flood of warm sunlight into the space. A cosy log-burning stove provides the final touch to this elegant living area.



FEATURES

- An exceptional semi-detached house
- In the Dirleton conservation area
- Naturally-lit entrance porch
- Central hall with understairs storage
- Living room with a log-burning stove
- Shaker-inspired dining kitchen
- Landing with double-door cupboard
- Spacious, dual-aspect principal suite
- Two additional double bedrooms
- Contemporary en-suite shower room
- Elegant three-piece family bathroom
- Large cellar/basement for storage
- Landscaped front and rear gardens
- A summerhouse and a garden shed
- Tandem driveway and detached garage





In the dining kitchen, there is space for a table and chairs, alongside a wealth of cream-coloured cabinets and generous worksurfaces. Enhanced by the Shaker-inspired design, it has a stylish aesthetic which is further complemented by the neutral décor and herringbone floor. The ground level is completed by two double bedrooms and an elegant family bathroom, equipped with tongue-and-groove panelling and an overhead shower. Meanwhile, the principal bedroom occupies the first floor, extending off a landing with a double-door cupboard. This bedroom boasts a generous footprint for an assortment of furnishings; plus, it has dual-aspect windows and the luxury of a contemporary en-suite shower room.

Externally, there is also access to a large cellar/basement for additional storage. Furthermore, there is a tandem driveway and a detached garage. The home features significant outdoor space too, enjoying a low-maintenance front garden (with established planting) and a fully-enclosed rear garden. The rear garden has been carefully landscaped as well, boasting a neat lawn, patio areas, a sheltered deck, and a summerhouse – all framed by mature plants.

Extras: an electric range cooker, a fridge, a freezer, a washing machine, and an integrated dishwasher are to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





DIRLETON, NORTH BERWICK

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.

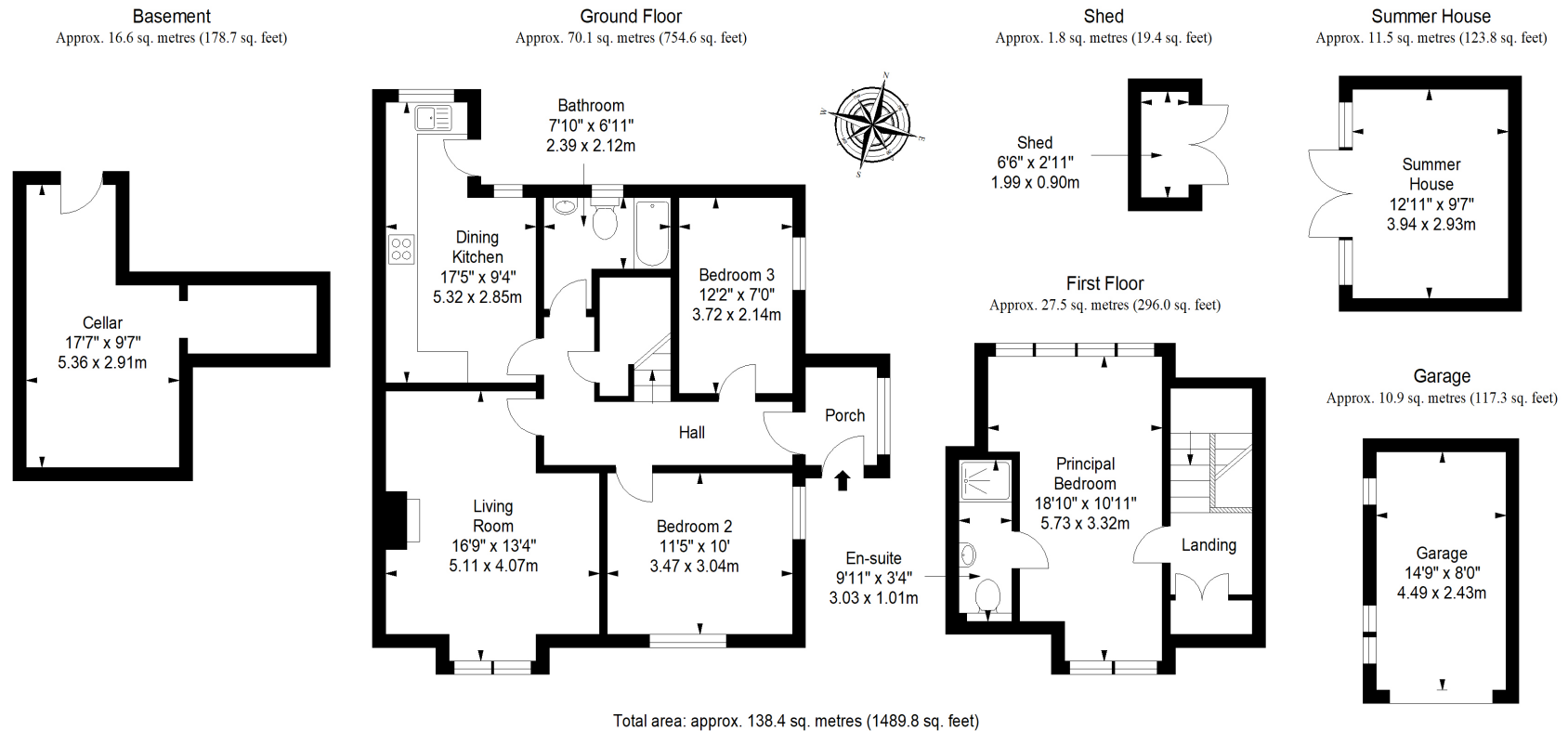
EPC RATING:

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COUNCIL TAX BAND:

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VIEWINGS: by appointment with Gilson Gray on 01620 893 481





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