

COULTERS[©]

VILA JOYA DIRLETON AVENUE

NORTH BERWICK, EH39 4QL

 3 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Unique detached period home with quality fixtures and fittings throughout. The property has been professionally refurbished and upgraded internally and externally to create a stunning warm and welcoming home with bespoke features and a flexible and appealing layout. Set in a peaceful location in the heart of the popular seaside town of North Berwick.



KEY FEATURES



Stunning refurbished detached period home



Three double bedrooms, one with ensuite



Three reception rooms



Wonderful landscaped gardens surround the house



Large driveway with timber car port



Close to independent shops, cafes, restaurants & beach



EPC Rating - D



Council Tax Band - G



This delightful property is within walking distance of the train station and amenities. The wonderful landscaped gardens enjoy excellent privacy and add to the appeal. There are various sheltered patio spaces to enjoy, a stylish greenhouse and raised beds along with a covered verandah. The generous driveway benefits from a large carport with log store. There are two useful sheds to the rear.



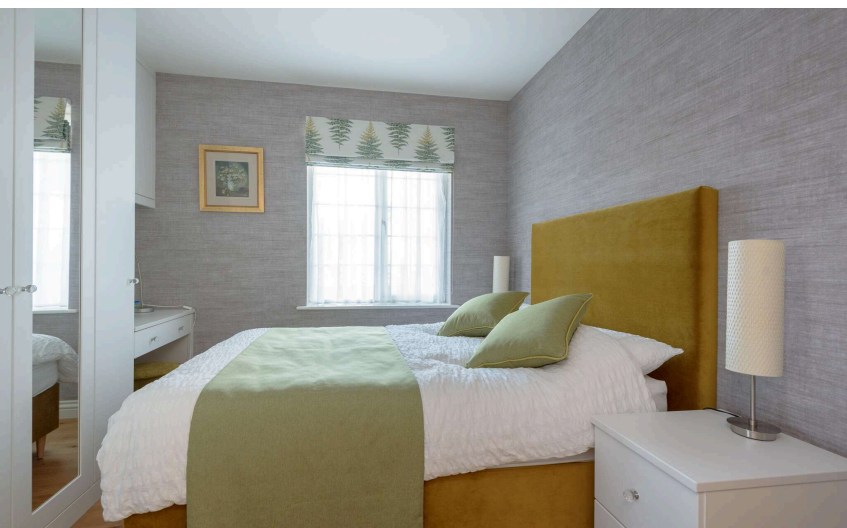


MORE INFORMATION

The property comprises; a welcoming entrance hall with fitted storage; well planned contemporary kitchen with a range of integrated appliances including a Quooker tap, two ovens, warming drawer, microwave, larder fridge, under counter freezer, induction hob and dishwasher; dining room accessed directly from the kitchen with a double aspect and ample room for dining and relaxing; charming sitting room with wood burning stove; light and airy garden room with direct access to the garden; contemporary shower room; double bedroom with fitted wardrobes; large utility room with access to the garden and a useful study.

There are two further double bedrooms both of which are accessed by separate stairways; the bright master bedroom has a walk in wardrobe and fitted drawer units with a modern shower room off; double bedroom two also benefit from fitted wardrobes.









THE LOCAL AREA

The beautiful East Lothian seaside town of North Berwick is a highly desirable location. Just twenty five miles from Edinburgh the town is popular with commuters working in the city, and the regular train service which is within walking distance of the property allows for convenient travel back and forth to Edinburgh.

The town boasts spectacular beaches and renowned golf courses alongside independent boutiques, restaurants and coffee shops. There are exceptional leisure amenities on offer including a tennis club; yacht club; rugby and football clubs; putting greens; and a sports centre with gym, fitness classes, and a swimming pool. The newly renovated Marine Hotel is home to a luxurious health club and spa as well as fine dining choices.

The bustling High Street offers a variety of amenities with a butcher, post office, chemist, and Co-op; and an Aldi and Tesco are located on the East side of the town.

Reputable local primary and secondary schooling including North Berwick High School are within walking distance. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

EXTRAS

All integrated appliances, fridge/freezer in utility room, light fittings, blinds and curtains are included in the sale.

HOME REPORT VALUATION: £1,000,000



Vila Joya,
Dirleton Avenue,
North Berwick,
East Lothian, EH39 4QL



Approx. Gross Internal Area
2049 Sq Ft - 190.35 Sq M
Stores
Approx. Gross Internal Area
162 Sq Ft - 15.05 Sq M
For identification only. Not to scale.
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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.