

8 THE CHESTERS

Drem, North Berwick, East Lothian, EH39 5BU

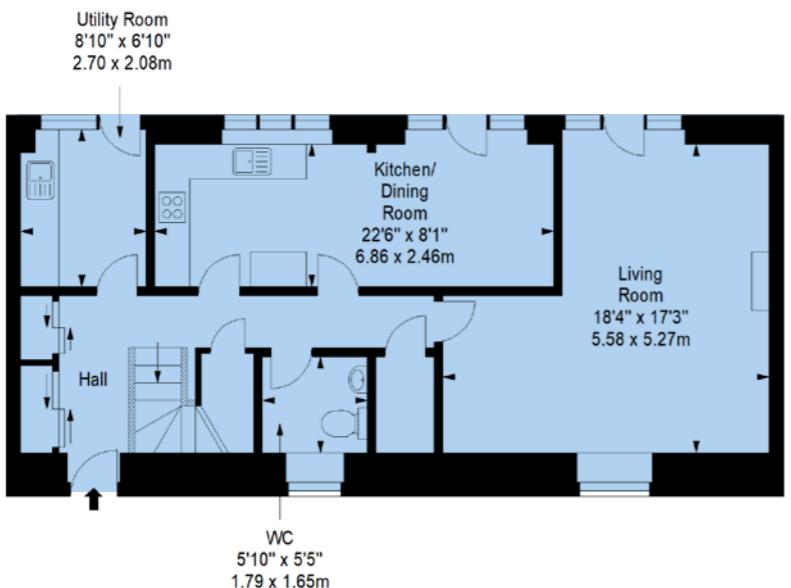
CHARMING
country home



PROPERTY NAME 8 The Chesters	LOCATION East Lothian, EH39 5BU	APPROXIMATE TOTAL AREA: 143.5 sq. metres (1544.6 sq. feet)
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GROUND-FLOOR **FIRST-FLOOR**

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



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Welcome to 8 THE CHESTERS

Complemented by allocated garage parking and delightful cottage gardens, this three-bedroom attached conversion in the desirable village of Drem retains its authentic traditional character while offering two storeys of light-filled modern interiors. It provides space, practicality, and flexibility for family living, with two reception rooms opening onto the rear garden (one open-plan to the kitchen), as well as an en-suite shower room, a family bathroom, a convenient third WC, and the potential to create a home working space.

GENERAL FEATURES

Peaceful conservation village with rail links
Characterful attached steading conversion
Two storeys of bright and elegant interiors
Practical, family-oriented layout
EPC Rating - E | Council Tax band - G

ACCOMMODATION FEATURES

Entrance hall with WC and superb storage
Spacious living room with garden access
Dining room with garden access, open-plan to:
Tasteful, integrated modern kitchen
Large principal bedroom with en-suite shower room and storage
Two further bedrooms with storage (a double and single)
Multi-purpose box-room/potential home working space
Family bathroom with shower-over-bath
Utility room next to the kitchen, with garden access

EXTERIOR FEATURES

Delightful cottage gardens, enclosed at the rear
Allocated garage parking and additional free parking

CHARMING COUNTRY HOME in a well-connected conservation village

Constructed in the early 19th Century and repurposed in 2001, this sandstone and pantile-roofed steading conversion lies within a peaceful community in the village of Drem, nestled in picturesque countryside just 10 minutes' drive from the market town of Haddington. The village is connected by rail to Edinburgh, the nearby coastal town of North Berwick, and via nearby Dunbar Station to London and destinations in the south, making it a highly appealing location for those seeking the desirable blend of relaxed country living and excellent commuter links to Edinburgh. The home's two-storey interiors are exceptionally bright and airy, with a modern, understated finish that exudes elegance and allows for future personalisation if desired. It is a fantastic three-bedroom family residence, further enhanced by an attractive enclosed garden and convenient garage parking.





ENTRANCE HALL with WC and superb storage

A vestibule and entrance hall (with plentiful storage) flow into two reception rooms.

BRIGHT RECEPTION SPACES

The living room

The generously sized living room is a comfortably carpeted, light-filled space boasting a dual aspect, including an arched feature window with a garden entrance, and a cosy electric stove set into a handsome Tudor-style stone surround.





OPEN-PLAN DINING ROOM with garden access



Next door, the dining room also leads onto the garden and is open to the kitchen, with characterful arched windows illuminating the space.



INTEGRATED KITCHEN

open to the dining room



TASTEFUL, MODERN KITCHEN



with a neighbouring utility room

Presented in tasteful natural tones, the kitchen features contemporary wood-style cabinets paired with quality worktops, a striking mosaic tile splashback, and hard-wearing terracotta floor tiling. Integration of appliances creates a neat aesthetic, including an electric oven and hob, a dishwasher, and an under-counter fridge and freezer. There is also a stand-alone larder fridge. A neighbouring utility room accessed from both the garden and hall mirrors the kitchen's style and discreetly houses an under-counter washing machine and tumble dryer.





THREE BEDROOMS and a study option

On the first floor, off a central landing, are three softly carpeted bedrooms, a single and two doubles, including the principal suite. All bedrooms have skylights and fitted wardrobes. Additionally, a box room is ideal for storage or potentially a designated home working space.



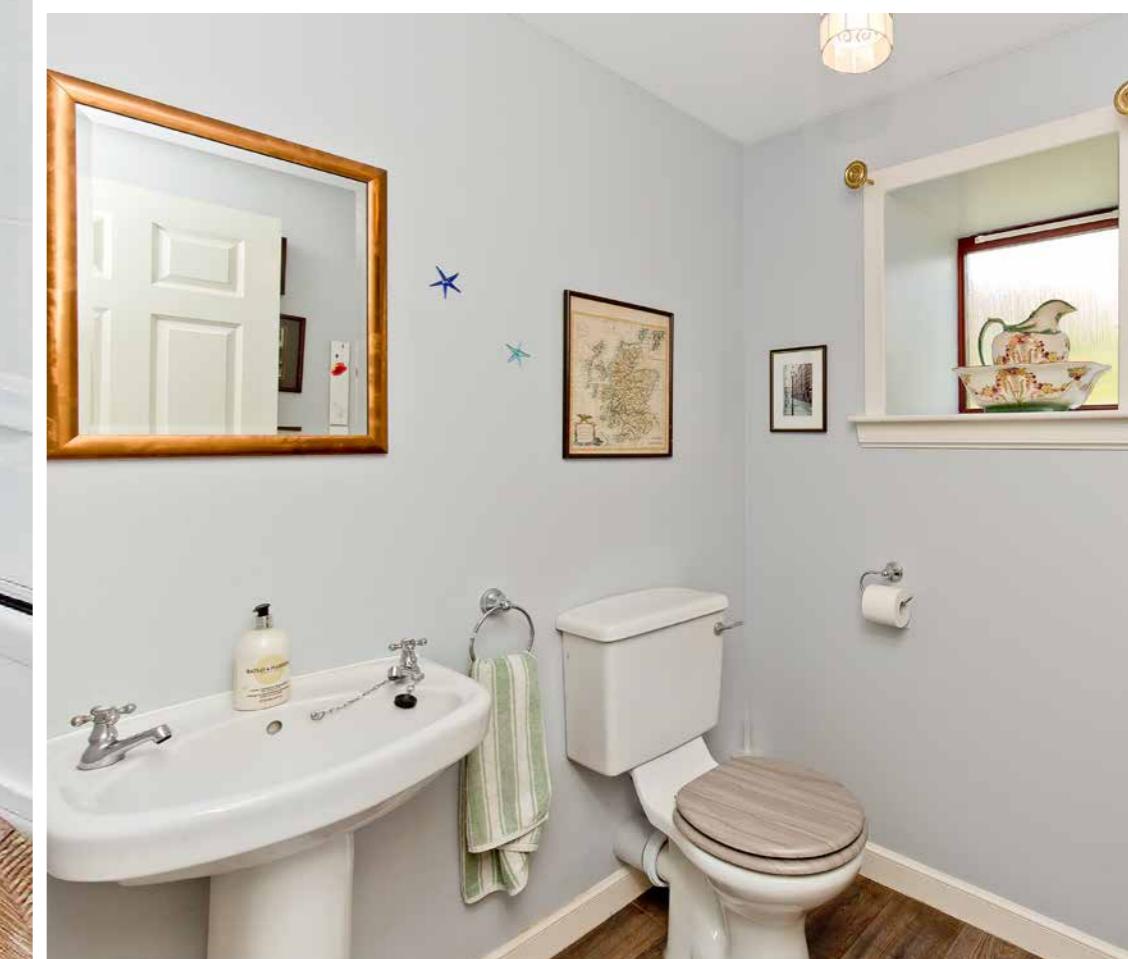
INVITING PRINCIPAL SUITE

with fitted wardrobes and a shower room

The main suite features a dual-aspect bedroom with sumptuous accent décor in navy blue. Fitted wardrobes and a sky-lit shower room with attractive tilework complete the suite.



FAMILY BATHROOM



and convenient guest WC

Echoing the style of the en-suite, the sky-lit family bathroom includes a WC, a basin, and a bath with an overhead shower. A handy WC cloakroom is also located off the entrance hall.



LOVELY
COTTAGE
GARDENS



GARDENS AND PARKING

The beautiful gardens are enclosed with a gate entrance at the rear. Leafy shrubbery, abundant lavender, and pretty roses around the front door bring colour and character to these delightful outdoor areas.

Behind the property, reached via the garden, there is an allocated parking space within a communal barn/garage, along with additional free parking in the immediate vicinity.





DREM

East Lothian

Nestled in the scenic East Lothian countryside, the conservation village of Drem promises an idyllic retreat just 10 minutes' drive from the historic market town of Haddington and the desirable seaside towns of Gullane and North Berwick, and a 20-minute drive from Edinburgh City Bypass via the A1. In addition to ideal road links, the village benefits from a train station operating regular rail services to North Berwick and into the heart of Edinburgh in just 25 minutes – perfect for commuters! Residents can take advantage of local amenities in Haddington, Gullane, and North Berwick, all of which are home to a blend of independent shops,

local businesses, and supermarkets. For more extensive shopping and leisure, Fort Kinnaird Retail Park is also just a short drive away and hosts a choice of major outlets and high-street stores, plus a multi-screen cinema and a choice of family restaurants. East Lothian is renowned for its rugged coastline and sandy beaches, plus some of the best golf courses in Scotland, all of which are just a short journey from Drem. Outdoor enthusiasts can also enjoy a wealth of activities including walking, cycling and equestrian. The property is within the catchment area for highly regarded North Berwick High School and Athelstaneford Primary School.



DREM AND SURROUNDS





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