



6 BRAMERTON COURT

27 Dirleton Avenue, North Berwick, EH39 4BE



1

Public Room



2

Bedrooms



1

Bathroom



6 BRAMERTON COURT

This spacious two-bedroom flat enjoys a south-facing aspect with scenic views of the iconic Berwick Law. The light-filled interiors feature minimalist styling with attractive modern finishes, including herringbone flooring and soft carpeting in the bedrooms. The accommodation comprises an openly connected living room and dining kitchen, two double bedrooms, a stylish shower room with a walk-in rainfall shower, and ample built-in storage. It forms part of a peaceful leafy development with a communal garden and residents' parking, set on the second/top floor and conveniently located just a short stroll from the town centre, train station, and beach.







D
EPC
RATING

D
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
01620 893 481

Features

- Peaceful central location in coastal North Berwick
- Spacious second/top-floor flat
- Bright south-facing interiors with Berwick Law views
- Secure entry system and communal stairwell
- Entrance hall with excellent storage
- Living room open to the kitchen
- Modern dining kitchen
- Two double bedrooms with fitted storage
- Stylish shower room with walk-in rainfall shower
- Leafy communal garden
- Convenient residents' parking







Extras: All fitted floor coverings, window coverings, light fittings, and appliances are included in the sale.



NORTH BERWICK, EAST LOTHIAN

North Berwick is one of Scotland's most desirable coastal resorts. It was recently named The Sunday Times Best Place to Live in Scotland (2025) and Best Place to Live in the UK (2024). The coastline of North Berwick forms a significant stretch of the John Muir Way. It showcases stunning scenery in both directions, with long sandy beaches and the striking volcanic island of Bass Rock, approached via boat tours that allow visitors to observe its rich wildlife up close. The town centre is home to a wealth of independent shops, boutiques, and galleries, along with a family-run butcher, a delicatessen specialising in local produce, an independent wine merchant, grocers, bakers, banks, coffee houses, restaurants, florists, and chemists. Dining options range from an award-winning seafood restaurant to a top-rated takeaway serving classic fish and chips, complemented by the convenience of two large supermarkets. The surrounding area has plenty to offer for active lifestyles, with scenic walks, cycling routes, and a well-equipped sports centre featuring a swimming pool, fitness classes, and a gym. Golf enthusiasts are spoiled for choice, with several outstanding courses nearby, including The Glen and North Berwick Golf Club. North Berwick is also renowned for its excellent schools, with North Berwick High School ranking highly on several prestigious national lists. Law Primary School sits conveniently beside it, creating a cohesive local education hub. For commuters, North Berwick train station provides regular direct services to Edinburgh, with a journey time of just over half an hour. The town is also well served by frequent bus connections to the capital.



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop



These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.