



4 THE GLEBE

Dirleton, North Berwick, East Lothian EH39 5FB



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Direlton, North Berwick, East Lothian EH39 5FB

A charming and spacious detached family home in the picturesque village of Direlton, East Lothian, thoughtfully designed for modern living with light airy rooms and views out to the garden and across open countryside.

Gullane 2.2 miles, North Berwick 2.5 miles, Haddington 7.4 miles,
Edinburgh City Centre 22.5 miles

Summary of Accommodation

Ground Floor: Reception Hall, Drawing Room with direct access to Garden Room, Kitchen, Dining Room, Sitting Room/Snug, Utility Room, Two Double Bedrooms and Family Bathroom

First Floor: Landing, Master Bedroom with Dressing Room, Walk-in Wardrobe and En-suite Bathroom, and Double Bedroom with En-suite Shower Room

Outside: Private gated driveway with detached double garage and beautifully manicured gardens surrounding the property.

About 0.20 acres (0.08 Ha)



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Situation:

The quiet conservation village of Dirleton is one of the prettiest in East Lothian and is situated within easy reach of Edinburgh by road or by rail with the A1 within close proximity and regular services from nearby North Berwick or Drem train stations. There is a beautiful castle, an attractive village green and a lovely beach on your doorstep, as well as a thriving inn, a highly regarded hotel, an ice cream parlour and coffee shop.

In terms of schooling, there is a nursery in nearby Fenton Barns, a playgroup and primary school in Dirleton itself, as well as a private primary school, The Compass School, in nearby Haddington. Dirleton is within the catchment area for the highly regarded North Berwick High School, whilst Belhaven Preparatory School and Loretto School are easily accessible private schools, with further choices available in Edinburgh.

Dirleton lies between the desirable coastal towns of Gullane and North Berwick, both of which are a short drive away and provide comprehensive shopping and leisure facilities. This part of East Lothian is one of natural scenic beauty with its many white sand beaches, bird sanctuaries and historical monuments. There are plenty of delightful coastal and inland walks nearby including the John Muir Way, Yellowcraigs Beach and various country tracks leading directly from The Glebe.

The area is well known for its choice of golf courses with Archerfield's Fidra Links and Renaissance courses both close by, as well as North Berwick, Muirfield, Gullane, Luffness, Kilspindie, Craigielaw and Longniddry all within a few miles.

Description:

4 The Glebe is a superb, modern, 4-bed detached family home built by CALA in a traditional style under a slate roof. Close to the beach and golf courses, yet within easy commuting distance of Edinburgh, the house occupies a delightfully quiet position, within an exclusive enclave, of a pretty conservation village, providing bright, free-flowing, interlinked accommodation that is ideal for entertaining and modern family life.

Approached via a monobloc driveway, two sets of timber gates open to a private driveway that provides off road parking and access to a detached double garage with pitched roof, remote controlled door and two lockable outside stores.



Entering through the front door, the bright reception hall benefits from incredible ceiling height, natural oak flooring and a walk-in cloak cupboard. To the left-hand side is a good sized sitting room/snug with windows overlooking the drive and dual access doorways from the hall and dining room. An open fireplace with York stone surround provides an attractive focal point to the room and either side of the chimney breast are fitted floor and wall mounted timber units for useful storage.

Leading through from the inner hall (or from the sitting room), the dining room naturally forms the hub of the property, interlinking the kitchen, drawing room, utility and sitting room. The space provides ample room for a large 8-10 seater dining table, with floor and wall mounted units for storage and French doors leading out to a south facing garden terrace.

On the right-hand side is a stylish kitchen/breakfast room benefitting from a central island breakfast bar and a wonderful panoramic outlook over the garden, with additional access via a back door to the south facing terrace. The stylish range of white floor and wall mounted units are complimented by black granite work surfaces alongside an Everhot range cooker, integrated Siemens dishwasher and an American style fridge freezer with water and ice dispenser.

An impressive drawing room with a vaulted ceiling opens out from the opposite side of the dining room, with triple aspect windows and French doors leading out to the south facing garden terrace. Adjoining this room is also a wonderfully bright garden room to the far end, with Velux window and dual aspect sliding doors out to the front garden.

Adjacent to the dining room is a utility room with a door to the front of the property, which could be utilised as a useful dog/boot room, with a tiled floor, coat hooks, floor and wall mounted units, a Belfast sink and Samsung washing machine.

Returning to the entrance hall, an inner hallway opens to two double bedrooms which share a contemporary bathroom with white bath, WC and basin. Both bedrooms benefit from built in wardrobes; one with direct access to the garden via French doors and the other, which is currently being used as a study, looks onto the driveway with views across open countryside.

A carpeted oak staircase ascends to the first-floor landing, which is flooded with natural light via a high-level window within the apex of the wall. The principal bedroom suite benefits from a bright dressing area with south facing Juliet balcony, large walk-in wardrobe and an indulgent 5-piece en-suite bathroom comprising large bathtub, dual sinks, shower cubicle and WC.

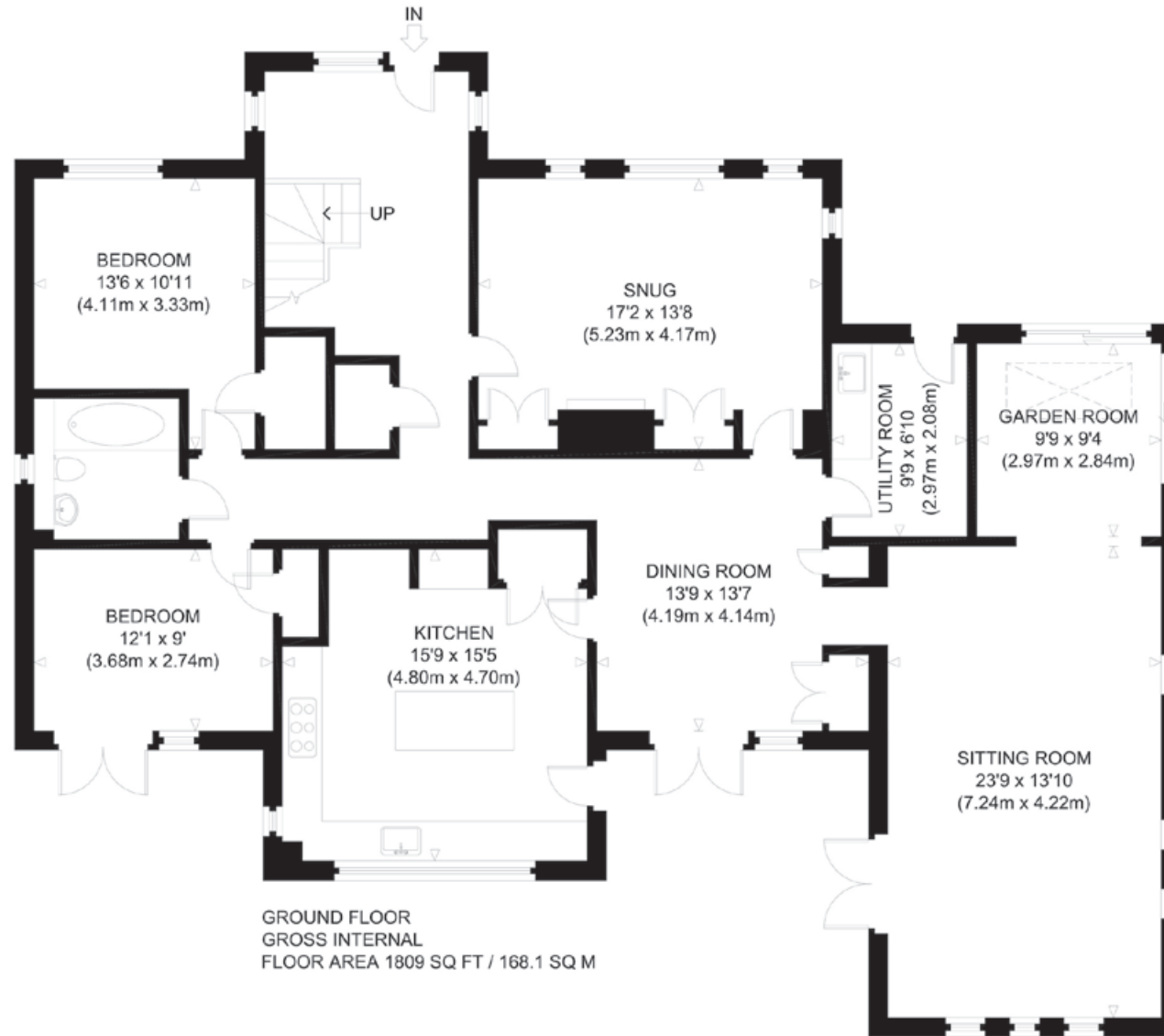
A further double bedroom on the first-floor benefits from a delightful rural outlook with a built-in wardrobe and a modern en-suite shower room.











THE GLEBE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2653 SQ FT / 246.5 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING VOID)
 EXTERNAL GARAGE / STORE AREA 461 SQ FT / 42.8 SQ M
 TOTAL COMBINED FLOOR AREA 3114 SQ FT / 289.3 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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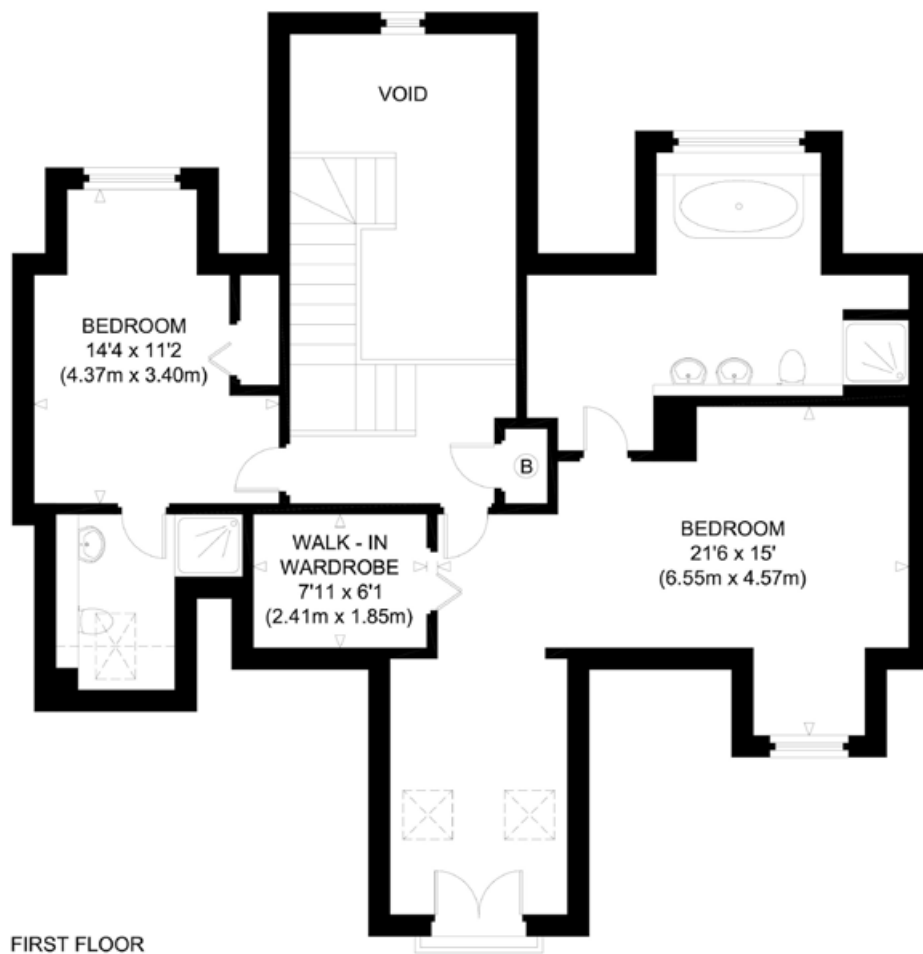
Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
 All plans are for illustration purposes and should not be relied upon as statement of fact.
 Please note areas within curved and angled walls are approximated.

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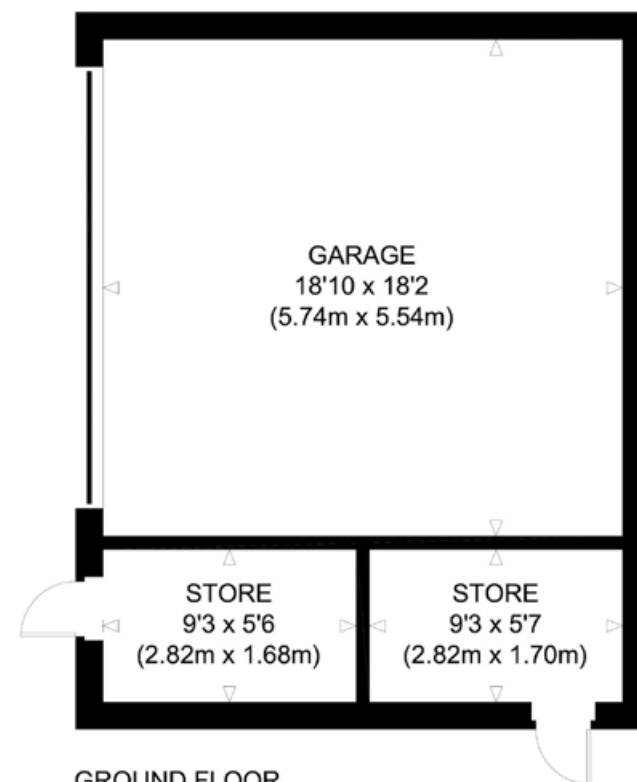
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 Edinburgh
 EH3 6DH



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 844 SQ FT / 78.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 461 SQ FT / 42.8 SQ M



Garden:

The landscaped gardens surrounding the house are a particular feature of the property having been beautifully maintained with manicured lawns and colourful, well stocked borders. There are a variety of established plants, trees and shrubs interspersed by paved and gravel pathways, with a timber framed compost unit in the far corner.

Two patio terraces provide lovely areas for alfresco dining and entertaining, one south facing with access from the kitchen, dining room and drawing room, and the other east facing accessed through the sunroom. Timber fencing and leylandii hedging demarcate the perimeter boundary, with tall, mature trees providing excellent privacy.

Garage:

The outer driveway in front of the entrance provides parking for two cars and behind the gates, the inner private driveway has room to park an additional two cars. An attractive double garage with a pitched slate roof provides further storage space with a lockable wood store and garden store adjacent.

GENERAL REMARKS AND INFORMATION:**Fixtures and Fittings**

All integrated appliances, white goods, carpets, curtains and light fittings are included in the sale.

Note:

The granite worktop on top of the kitchen island unit is broken and will require to be replaced by the buyer.

Factoring Fees

Charles White currently manages the shared common areas of the The Glebe development, with factoring charges of £491.69 in 2024.

Services

Mains water, electricity, gas and drainage.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH39 5FB.

EPC – Band C**Local Authority**

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax – Band H**Entry and Vacant Possession**

Entry and vacant possession will be by mutual agreement.



Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:


Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





Proof and Source of Funds/Anti Money Laundering Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction. All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

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