



11 West Fenton Cottages

NORTH BERWICK, EAST LOTHIAN, EH39 5AL

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Beautifully presented, this four-bedroom detached stone-built cottage with captivating countryside views presents a rare opportunity for a tranquil, semi-rural lifestyle only minutes from North Berwick, recently voted the best place to live in the UK. Bordering a private gravel driveway, and nestled behind a low stone wall, the charming porch welcomes you into a hallway adorned with wood panelling and wooden flooring. To your left the impressive sitting-dining room enjoys a wonderful south and west-facing aspect ensuring plentiful natural light. With a serene colour palette, louvred white shutters, a log-burning stove, built-in shelving, and handsome wooden flooring it exudes a rustic and cosy charm. Adjoining is a well-appointed kitchen with a delightful rear garden and countryside outlook. A Belfast sink combines with cream wall and floor cabinetry, oak-effect worktops, and an integrated hob, extractor hood, oven, and grill to create the perfect blend of functionality and style. The good-sized utility leading to the garden offers further storage. This floor houses a comfortable south-facing double bedroom and an impressive principal double. Showcasing a tasteful neutral décor, a luxurious en-suite rainfall shower room finished with chic metro tiles and wood panelling, and a dressing room, it is a most relaxing retreat. Completing the thoughtfully designed ground floor layout is a contemporary

design-led bathroom equipped with a hidden cistern WC, countertop washbasin, and bath with a wall-mounted shower. Ascending the carpeted stairs and the bright first-floor landing/hall boasts a generous footprint allowing for a home office/study. The two generously proportioned double bedrooms enjoy plenty of light through VELUX windows and with wooden flooring and a crisp décor are most inviting. They share access to a second family bathroom featuring a cast iron chrome towel radiator, a roll-top freestanding bath, shower enclosure, washbasin built into vanity, and a hidden cistern WC. Externally, the enclosed rear garden with a panoramic view of the natural landscape is perfect for children, pets, family life and entertaining. Meticulously designed its neat lawn, sandstone paving, and a built-in trampoline result in an idyllic outdoor space. Leading from the garden is a separate gravel area with a useful shed.

FIXTURES & FITTINGS

All floor coverings, light fixtures, curtains and blinds, integrated appliances and white goods to be included in the sale (the utility room pulley is not included). Also included – Master Bedroom wardrobe, climbing frame, trampoline, wendy house, and shed.



*Beautifully presented four-bedroom stone built cottage
with captivating countryside views*



PROPERTY FEATURES

- Four-bedroom detached cottage
- Dual-aspect sitting-dining room
- Four double bedrooms (one with en-suite)
- Well-appointed kitchen and utility
- Two stylish bathrooms
- Enclosed rear garden with panoramic countryside views
- Private gravel driveway
- Double glazing
- Gas central heating

NORTH BERWICK

Recently voted the best place to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and cafés including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art 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. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

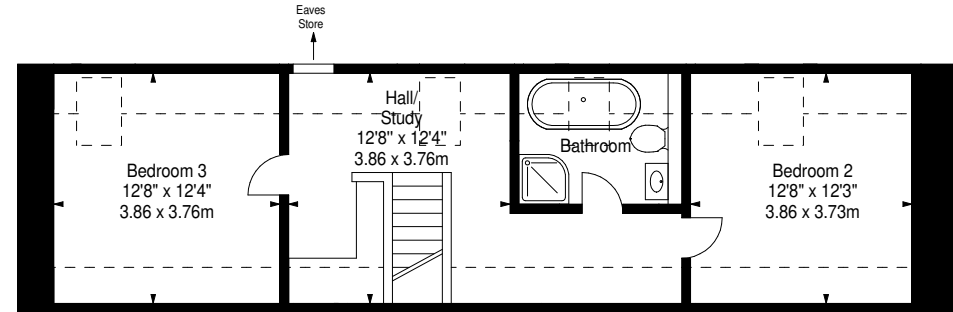
Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



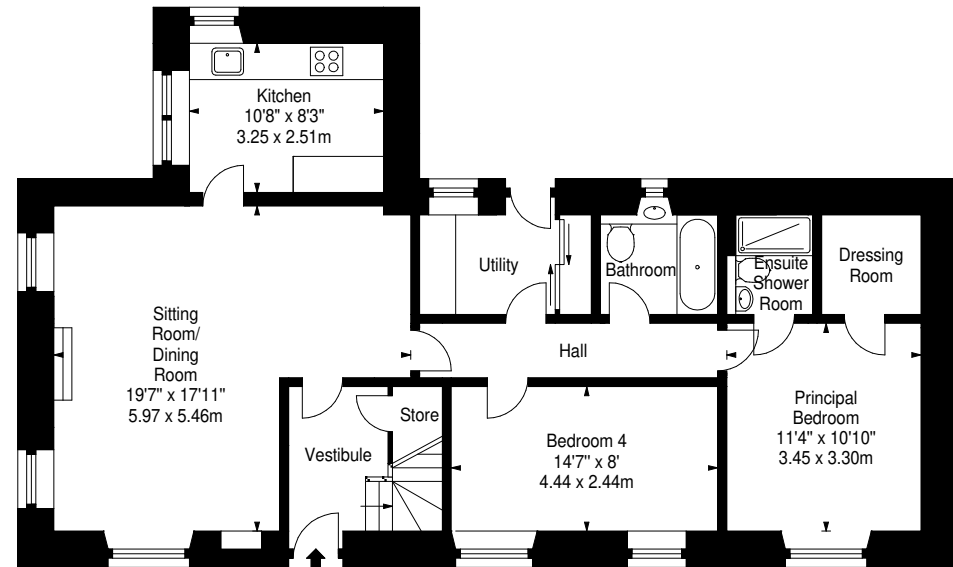
**West Fenton Cottages,
North Berwick,
East Lothian, EH39 5AL**



Approx. Gross Internal Area
1571 Sq Ft - 145.95 Sq M
For identification only. Not to scale.
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First Floor



Ground Floor

PARIS STEELE

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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

