



GARDEN STIRLING BURNET

**5 FENTON BARNES, NORTH BERWICK**  
EAST LOTHIAN, EH39 5AQ



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Set within the charming rural hamlet of Fenton Barns, this attractive semi-detached house enjoys a peaceful countryside setting while remaining within easy reach of North Berwick and a range of local amenities. The property offers three bedrooms and generous, well-proportioned accommodation arranged over two levels, newly-finished in a consistent, neutral style throughout. The flexible layout will appeal to a wide range of buyers, including families, professionals, or those seeking adaptable space for home working. Externally, the home benefits from a south-facing garden, a private driveway for off-street parking, and an attached store providing excellent storage space.

The front door opens to a welcoming reception hall with warm honey-coloured flooring that flows into the other rooms on the ground floor. A spacious dual-aspect living room is the social heart of the home, offering a comfortable setting for everyday living. To the rear, the dining kitchen is fitted with contemporary shaker-style units and integrated appliances, with ample space for a dining table. Beyond this, a generous ground-floor bedroom (with access to the rear garden through French doors) is complemented by an adjoining study or dressing room, a convenient WC and a substantial store, creating a highly versatile area ideal for guests, a home office suite, or multi-generational living.

## FEATURES

- Attractive semi-detached family home
- Desirable rural hamlet location
- Entrance hall with storage
- Dual-aspect living room
- Contemporary dining kitchen
- Double bedroom with en-suite shower room
- Two further double bedrooms
- Stylish modern bathroom with shower-over-bath
- Private driveway and attached store
- Enclosed rear garden
- Gas central heating and double glazing







Upstairs, a central landing leads to a well-proportioned principal bedroom with built-in storage and an en-suite shower room, and a further double bedroom. A modern family bathroom serves this level, finished in a clean, neutral style with a shower-over-bath. Gas central heating (with a newly-installed boiler under long-term warranty) and double glazing throughout ensure that the property is warm and energy efficient.

Outside, the south-facing garden provides an ideal space for relaxing, entertaining, or family use. The private driveway offers generous parking for multiple vehicles, completing this well-balanced and adaptable home.

Extras: The sale includes all fitted floor and window coverings, light fittings, and kitchen appliances.











#### Fenton Barns, North Berwick

The hamlet of Fenton Barns is situated about one mile south of the picturesque village of Dirleton, with spectacular views of the East Lothian countryside. Fenton Barns is home to the Scottish Archery Centre and many other local artisans, and the retail village offers a variety of specialist shops including an award-winning Farm Shop selling high quality local produce. The vibrant town of North Berwick (4 miles away), and the historic market town of Haddington (6 miles away), have a wide range of independent retailers and supermarkets. East Lothian is renowned for its breath-taking coastline and famous for its Golf Courses, and all are within easy reach from Fenton Barns. For the outdoor enthusiast the surrounding area offers a host of opportunities including Sailing Clubs, Tennis Clubs and horse riding, and for the active type there are excellent sports centres in both North Berwick and Haddington offering a swimming pool and gym. With Drem Railway Station just over a mile away, which has regular services to Edinburgh, it makes the area a highly desirable location for those commuting to the city on a daily basis. There is an excellent local Primary School in Dirleton and a renowned High School in North Berwick. In addition Fenton Barns benefits from a private children's nursery taking children from three months to five years of age.









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2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

