



  
GARDEN STIRLING BURNET

**2 HOLDING**  
EAST FORTUNE, NORTH BERWICK, EH39 5LB

 <b>3</b>	 <b>2</b>	EPC RATING <b>E</b>	COUNCIL TAX BAND <b>C</b>
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Welcome to a unique and rarely available opportunity to purchase a two-reception room, three-bedroom detached (single-storey) house which has an impressively large plot (0.96 acre) and a collection of outbuildings. Set amongst the open countryside by East Fortune village, the home offers stunning country views and a sought-after rural lifestyle just a brief drive from the exclusive coastal town and spectacular beaches of North Berwick. The interiors are bright and spacious and beautifully presented to high standards, incorporating attractive décor and original features. Meanwhile, the outbuildings and surrounding plot (which includes generous gardens and extensive secure parking) offer unlimited scope for creative development (subject to consent). The potential to extend and develop interesting conversions is simply staggering. Inside the home, you are welcomed by a natural-lit hall with storage and a WC. To the right, are two spacious reception rooms: the dual-aspect living room and dining room which are both interconnected via double doors. Both also extend into the garden via French doors and both are attractively decorated in cheerful tones alongside laminate flooring. Meanwhile, the neighbouring kitchen has a galley-style layout and popular design. It is generously appointed with wood-toned cabinetry and complementary worktops, seamlessly housing appliances.

## FEATURES

- Detached house with an extensive wraparound plot
- Multiple outbuildings with development potential
- Country and coastal lifestyle near North Berwick
- Stunning far-reaching country views
- Attractive interiors with original features
- Naturally-lit hall with storage and a WC
- Two reception rooms with French doors
- Generously appointed, galley-style kitchen
- Three double bedrooms with unique features
- Quality 3pc en-suite shower room
- 3pc family bathroom with overhead shower
- Large, beautifully maintained gardens
- Two large garages and a multi-car driveway
- A barn, a byre, two sheds, and an air-raid shelter
- Oil-fired central heating and double glazing







The three double bedrooms are all lovingly decorated, each boasting unique features. The dual-aspect principal bedroom has garden access and a quality en-suite shower room. The second bedroom features a divide, creating two spaces that can both accommodate double beds or allow one to be used for study or dressing. The third bedroom has French doors to the garden and a log-burning stove. The home is also served by a three-piece family bathroom with an overhead shower. Oil-fired heating via a combi boiler and double glazing ensures year-round comfort. Outside, the property is enveloped by an extensive wraparound plot that incorporates a private driveway for several vehicles, carefully maintained gardens, and numerous outbuildings. The outbuildings include a massive barn, a double garage, a tandem garage with a neighbouring byre and shed, and even an air-raid shelter. It is easy to imagine one of the garages being transformed into an independent self-contained home, while the large barn offers near limitless scope, and the air-raid shelter a unique conversational piece. Extras: all fitted floor and window coverings, light fittings, and kitchen appliances are included.







### North Berwick, East Lothian

North Berwick is one of Scotland's most desirable seaside resorts, with its coastline forming 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.







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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
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

