

5 NEW HOUSES

East Fortune, East Lothian, EH39 5JZ

END-TERRACE HOUSE

*surrounded by picturesque
countryside*



 **GILSONGRAY**
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PROPERTY NAME	LOCATION	APPROXIMATE TOTAL AREA:
5 New Houses	East Fortune, EH39 5JZ	165.4 sq. metres (1780.4 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR ● EXTERNAL

The floorplan is for illustrative purposes.
All sizes are approximate.



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Appealing presentation with neutral décor, a bold feature wall framing an attractive fireplace

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Lit by dual-aspect glazing, including a south-facing window and patio doors to the rear opening onto the garden

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The kitchen also includes a breakfast bar, offering an ideal space for morning coffee and socialising while cooking

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The sleeping areas are all individually styled with their own modern, bold décor and fitted carpets

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Comprises a large shower enclosure and a WC-suite set into storage, all enveloped by attractive wall and floor tiling

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Large, family friendly rear garden, as well as a detached garage/"man cave"/garden room/office (with potential for conversion to accommodation)

22 East Fortune
Two miles from East Linton, under five miles from Haddington and North Berwick, under nine miles from Dunbar, and just over three miles from Drem train station



HIGHLY DESIRABLE semi-rural location

Enjoying a tranquil, semi-rural location in East Fortune and surrounded by picturesque countryside, this four-bedroom, two reception room end-terrace house forms part of a small development and is sure to appeal to families looking for a quiet retreat, yet still within easy reach of local amenities and transport links (including Drem train station just a few minutes' drive away).

GENERAL FEATURES

End-terrace house in East Fortune
 Part of a small development
 Highly desirable, semi-rural location
 Surrounded by picturesque countryside
 EPC Rating - C | Council Tax band - H

ACCOMMODATION FEATURES

Welcoming entrance hall
 Elegant, south-facing living room
 Spacious dining/family room with garden access
 Modern breakfasting kitchen
 Four well-proportioned double bedrooms
 Useful study area
 Modern shower room
 Solar panels
 Alarm system in house and garage

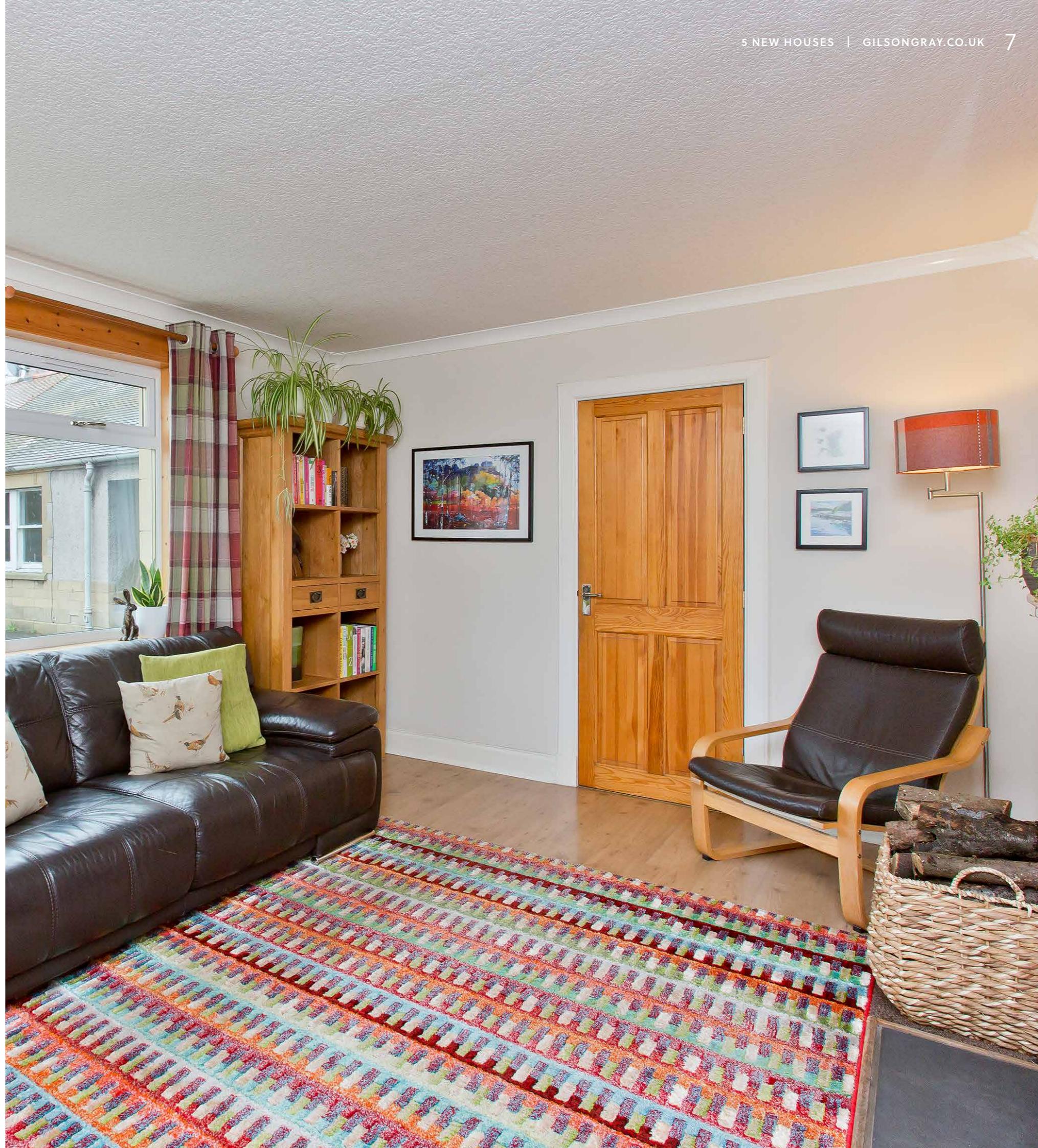
EXTERIOR FEATURES

Extensive, well-maintained garden grounds
 Detached garage with excellent potential
 Allocated parking space



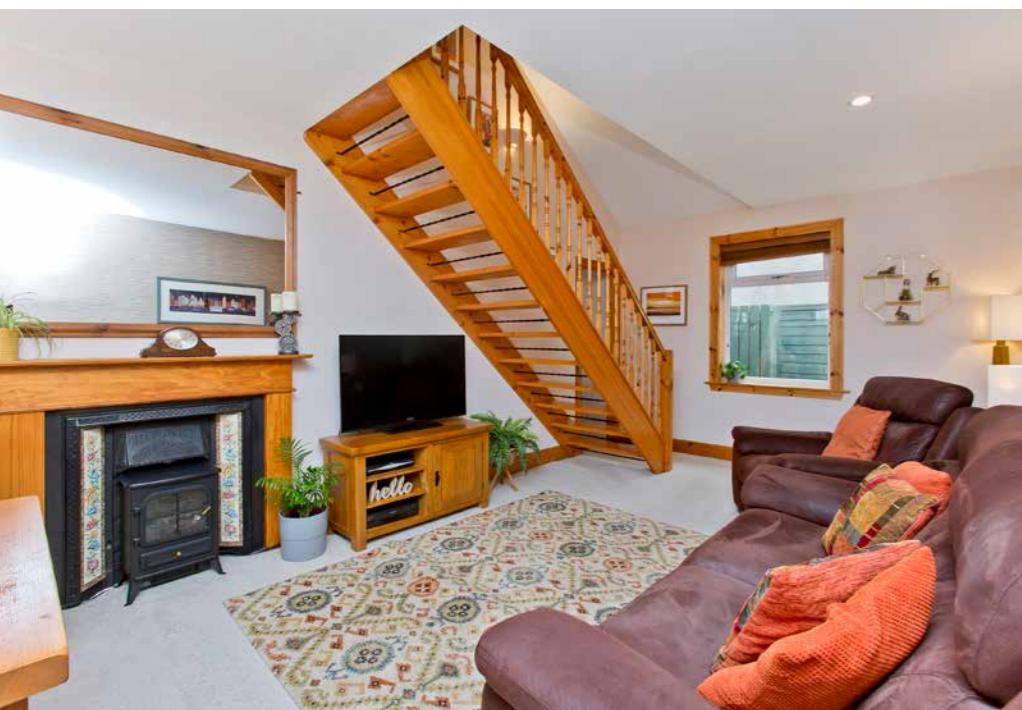
The living room ELEGANT AND WELCOMING

An inviting hallway welcomes you into the home and sets the tone for the interiors to follow with neutral décor and modern wood-styled flooring. The living room leads off the hall to the right and continues the appealing presentation with neutral décor, a bold feature wall framing an attractive fireplace with a Charnwood multi-fuel stove inset (which has the capacity to heat 11 radiators), and oak-inspired flooring. The room offers plenty of space for furniture and is illuminated by a large south-facing window.





Spacious reception area FOR FAMILY TIME AND ENTERTAINING



The family/dining room is lit by dual-aspect glazing, including a south-facing window and patio doors to the rear opening onto the garden, extending the space outdoors during the warmer months and allowing for easy alfresco entertaining. The neutrally decorated, carpeted second reception area features a lovely fireplace (with an electric stove inset) and offers flexibility for arrangements of lounge and dining furniture.



Breakfasting kitchen MODERN AND WELL-EQUIPPED

The modern kitchen is fitted with glossy white cabinets and spacious solid wood worktops, accompanied by bold décor and accent wallpaper. The kitchen also includes a breakfast bar, offering an ideal space for morning coffee and socialising while cooking, and affords access to the garden.

Extras: Integrated kitchen appliances comprising an oven, hob, extractor hood, microwave, fridge/freezer, dishwasher, and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

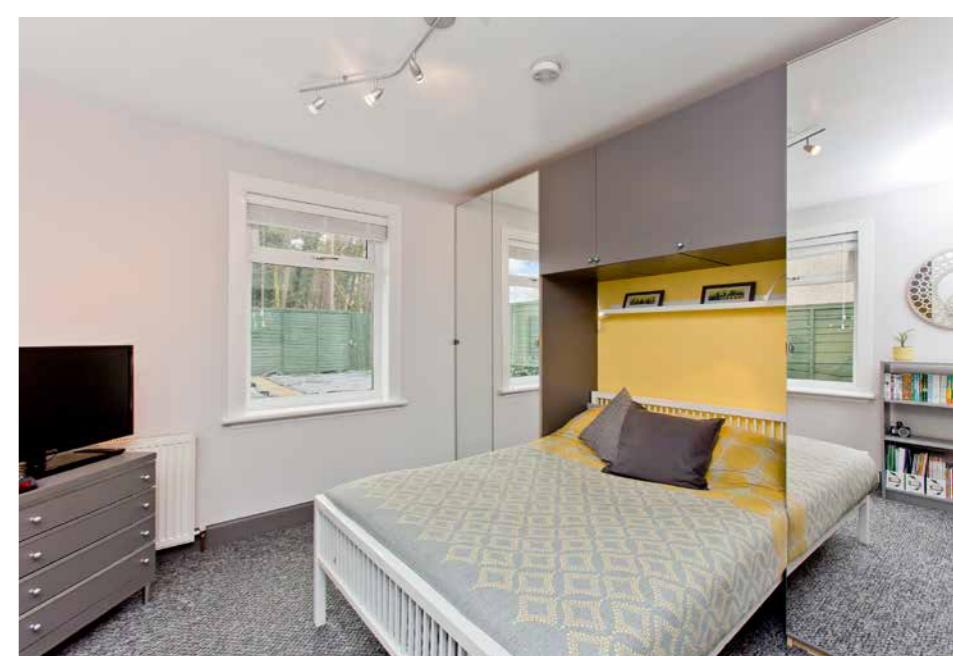
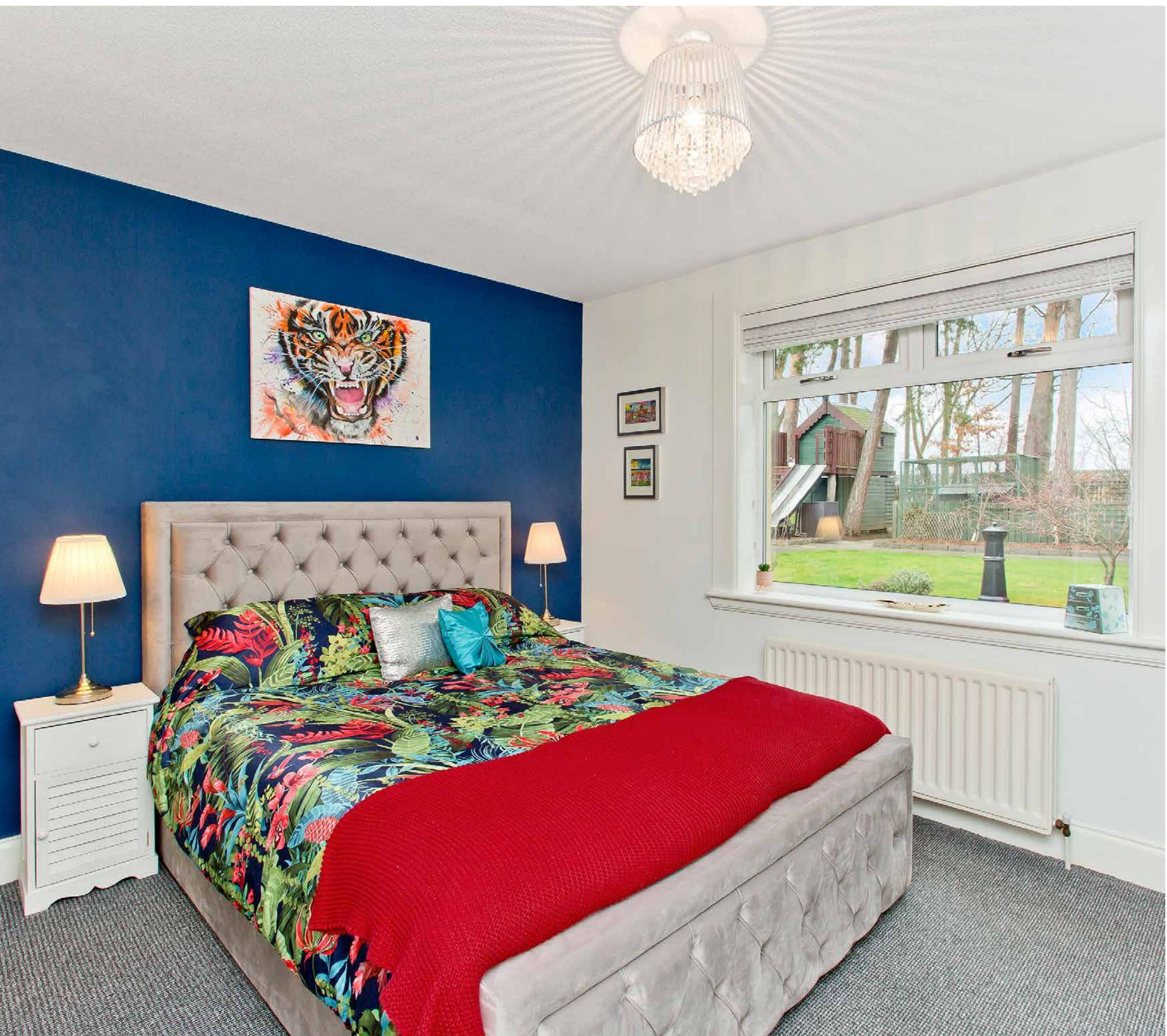


The bedrooms

TRANQUIL SLEEPING AREAS

Three of the home's double bedrooms can be found on the ground floor, with the fourth on the first floor. The sleeping areas are all individually styled with their own modern, bold décor and fitted carpets, and two benefit from built-in/fitted storage. Three of the bedrooms also benefit from dual-aspect windows. The principal bedroom on the first floor is approached via a landing with a useful study/reading area.







THE MODERN SHOWER ROOM

Finally, a modern shower room completes the accommodation on offer and comprises a large shower enclosure and a WC-suite set into storage, all enveloped by attractive wall and floor tiling.





EXTENSIVE OUTDOOR SPACE with a versatile garage & allocated parking

Due to its generous end-terrace plot, the house is complemented by wonderfully spacious garden grounds, consisting of large, manicured lawned areas, spacious patios for outdoor seating and barbecues, a number of plant and vegetable beds, several mature trees, and a children's play/treehouse. A greenhouse is also included. A detached garage offers excellent potential and options for use, including a "man cave", a gym, an external home office, or it could be renovated into self-contained accommodation for rental or live-in relatives/older children (subject to the correct permissions). The garage contains a work bench and pool table which will be included in the sale, and the electrics have all been professionally installed.

The property benefits from solar panels and an alarm system which is also connected to the garage.



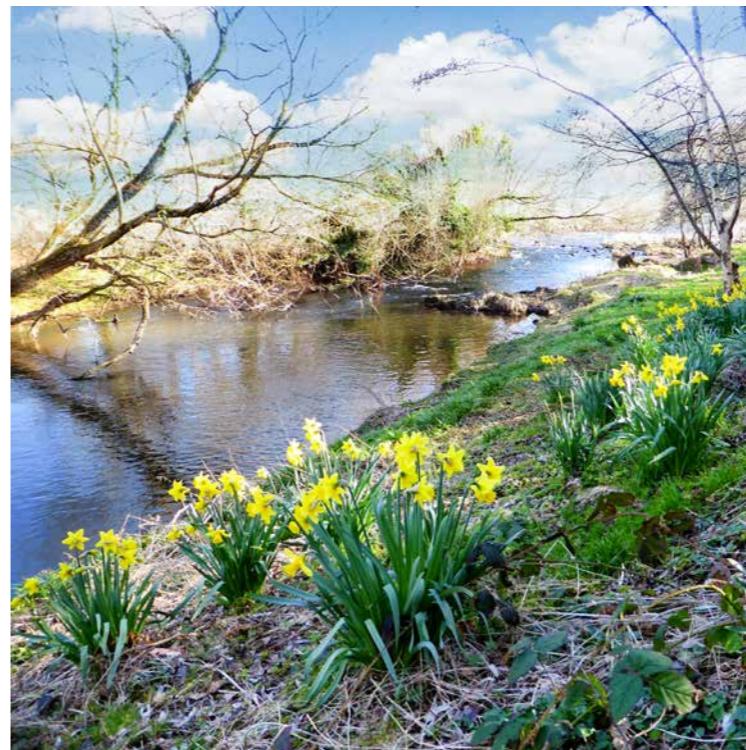




EAST FORTUNE nestled in the East Lothian countryside

Situated 2 miles from East Linton and just under 5 miles from Haddington, the village of East Fortune is nestled in the East Lothian countryside. The village is best known for its airfield which was constructed in 1915 to help protect Britain during the First World War, and is now the location of National Museum of Flight – a popular tourist attraction which is home to the famous Concorde and holds an annual air show. The village is also renowned for its motorcycle race track which hosts around seven race weekends per year. Local amenities are available nearby in East Linton, including a minimarket, a farm shop (which hosts a weekly market), a butcher, a coffee shop, and two restaurants. The area is also home to Brand Farm Shop and Merryhatton Garden Centre, with more extensive shopping amenities are available in Haddington or North Berwick, with both towns also providing a varied selection of bars, eateries, entertainment and cultural venues.

North Berwick is also home to a picturesque beach providing an ideal backdrop for a leisurely stroll or a family day out. Dunbar is just a short drive away and offers excellent amenities for the whole family including Foxlake Adventures, East Links Family Park, a children's soft play centre, John Muir Country Park, a leisure pool and two independently owned gyms (as well as a wealth of sports and fitness groups). Additional indoor fitness facilities can be found in Haddington and North Berwick, with both towns offering leisure centres with swimming pools, well-stocked gyms, and fitness classes. East Fortune falls under the catchment area for well-regarded schools, including Athelstaneford Primary School and North Berwick High School, for which local bus transport is provided. A few minutes' drive from the property will take you to nearby Drem train station which runs regular services to Edinburgh, and with the A1 within easy reach, commuting by road is also swift and efficient.





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