

COULTERS[©]

ORCHID COTTAGE, 6 FENTON STEADING

FENTON BARNES, NORTH BERWICK, EH39 5AF

 3 BED  3 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Set within the exclusive steading development of Fenton Steading, Fenton Barns, this exceptional three-bedroom home is just a short drive from the popular East Lothian coastal towns of Gullane and North Berwick, and offers easy access to Drem train station, making it ideal for both coastal living and commuting.

KEY FEATURES



Exceptionally bright and spacious steading property.



Three double bedrooms, one with an en-suite.



Private front garden and shared courtyard area.



Allocated car parking space within car port.



Excellent railway links to Edinburgh nearby.



A short drive to popular Seaside towns of North Berwick and Gullane.



EPC Rating - C



Council Tax Band - F



The property is beautifully bright and spacious, featuring an open-plan sitting room with a log-effect gas fire, a well-appointed kitchen with generous worktop and storage space, a range of integrated appliances, and a dining area. Floor-to-ceiling arched windows flood the space with natural light, creating a warm and welcoming atmosphere. The kitchen provides direct access to a shared courtyard, perfect for outdoor entertaining.

On the ground floor, the principal bedroom enjoys the convenience of an en-suite shower room. There is also a utility room with excellent storage, a separate toilet, and an under-stair cupboard, ensuring practical living at every turn.



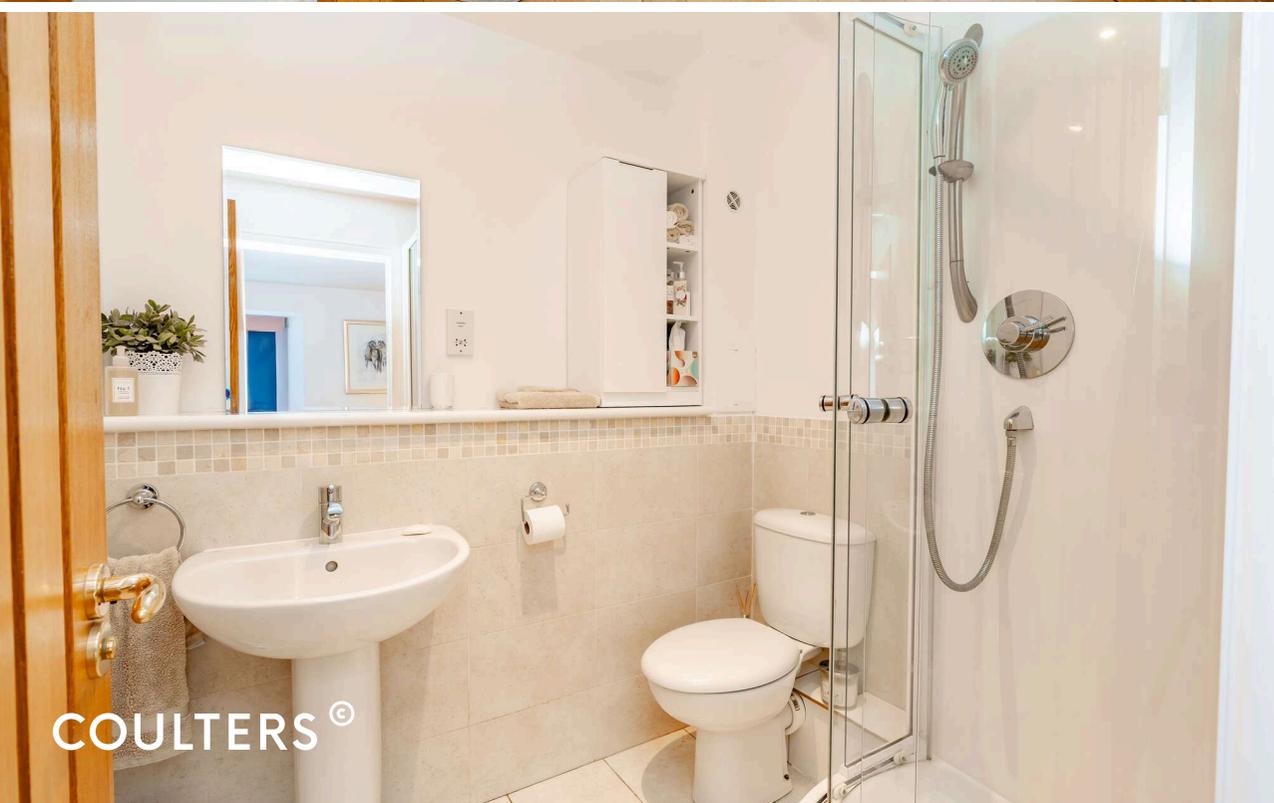


MORE INFORMATION

Upstairs, a large and versatile landing provides ideal space for a home office or study area. Two further double bedrooms, both with built-in storage-one with a WC-are complemented by a family bathroom and additional hall storage, offering flexibility for family life or guest accommodation.

Each home in Fenton Steading benefits from its own carport with a secure store at the rear, visitor parking, and access to a shared bike store. The property also features a private, low-maintenance front garden. Further practical advantages include double glazing throughout, LPG heating to the steading, and private drainage.

This property combines contemporary comfort with the charm and character of a historic steading, creating a home that is both stylish and functional in a desirable East Lothian location.









THE LOCAL AREA

Fenton Steading is located in the beautiful East Lothian countryside, within close proximity of the idyllic coastal village of Gullane and the desirable seaside town of North Berwick whilst being within easy commuting distance of Edinburgh City Centre.

Both Gullane and North Berwick offer a wide variety of local amenities, alongside a number of popular local restaurants, bars, cafes, supermarkets and renowned golf courses and stunning sandy beaches.

Highly regarded schooling is available at Gullane Primary School and North Berwick High School. There is private schooling at Compass in Haddington, Belhaven Hill in Dunbar, and Loretto in Musselburgh. Edinburgh schooling options are easily accessed.

Regular train services from Drem and North Berwick take you into Edinburgh's city centre in less than thirty minutes and the city bypass is within easy reach.

EXTRAS

All integrated appliances, fitted floor coverings, window coverings, light fittings, curtains and blinds are included in the sale. Residents pay approximately £60 per month to the Residents Association to cover the maintenance of the common areas and facilities as well as communal lighting.

*Please note some photos have been virtually staged.

HOME REPORT VALUATION: £360,000





6 FENTON STEADING, FENTON BARN, NORTH BERWICK, EAST LOTHIAN, EH3
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,408 SQ FT / 131 SQ M
 GARAGE 116 SQ FT / 11 SQ M, EXTERNAL STORE 51 SQ FT / 5 SQ M
 All measurements and fixtures including doors and windows are approximate
 and should be independently verified.
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GET IN TOUCH

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.