



2 CASTLETON FARM COTTAGES
North Berwick, EH39 5PN.



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A rare opportunity to purchase a delightful two-bedroom cottage with generous, light-filled living space and breathtaking views across the Firth of Forth to Bass Rock, perfectly positioned just moments from North Berwick's amenities, train station, and within easy reach of Edinburgh for commuting and in close proximity to Tantallon Castle .

North Berwick 2.5 miles, East Linton 7.6 miles, Dunbar 9.8 miles, Edinburgh 30

Summary of Accommodation:

Ground Floor: Entrance Vestibule, inner hall/study, Sitting/ Dining Room, Kitchen, Principal Bedroom with En Suite Bathroom, Double Bedroom and a separate Shower Room.

Garden: Well-tended garden, predominantly laid to lawn interspersed with mature shrubs and plants, with a sunken patio with outdoor seating area.

About: 0.10 Acres



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Situation:

Set along a dramatic stretch of East Lothian coastline, 2 Castleton Farm Cottages enjoys a wonderfully secluded yet accessible position just outside the popular seaside town of North Berwick. Surrounded by open countryside and with sweeping views over the Firth of Forth, the area offers a peaceful, rural atmosphere with easy access to everyday conveniences.

Nearby, is the popular Drift Café and Escape Sauna, with local mores established amenities provided within North Berwick town centre which offers independent shops, national supermarkets, cafés, restaurants, and a well-regarded golf course at North Berwick Golf Club. The town also benefits from a train station offering regular services into Edinburgh, making it ideal for commuters.

For outdoor enthusiasts, the surrounding coastline features beautiful sandy beaches and scenic walking routes, including the renowned John Muir Way, while nearby attractions such as Auldham and Tantallon Castle add to the area's rich history and appeal.

General Description:

2 Castleton Farm Cottages is a charming sandstone terraced cottage which features a timber porch, set beneath a traditional tiled roof and benefits from double glazing throughout. To the front, a shared driveway provides ample parking.

A welcoming entrance porch leads into an entrance vestibule, where a partially glazed door opens into the central hallway, giving access to the principal accommodation. From here, a glazed door invites you into the heart of the home-an open plan kitchen, sitting and dining space designed for both comfort and sociability.

The sitting area boasts a vaulted ceiling, generously proportioned and is bathed in natural light from its dual aspect, with double doors opening directly onto a paved patio-perfect for extending living outdoors. A charming log-burning stove, set beneath a wooden mantel, creates a cosy focal point for quieter evenings.

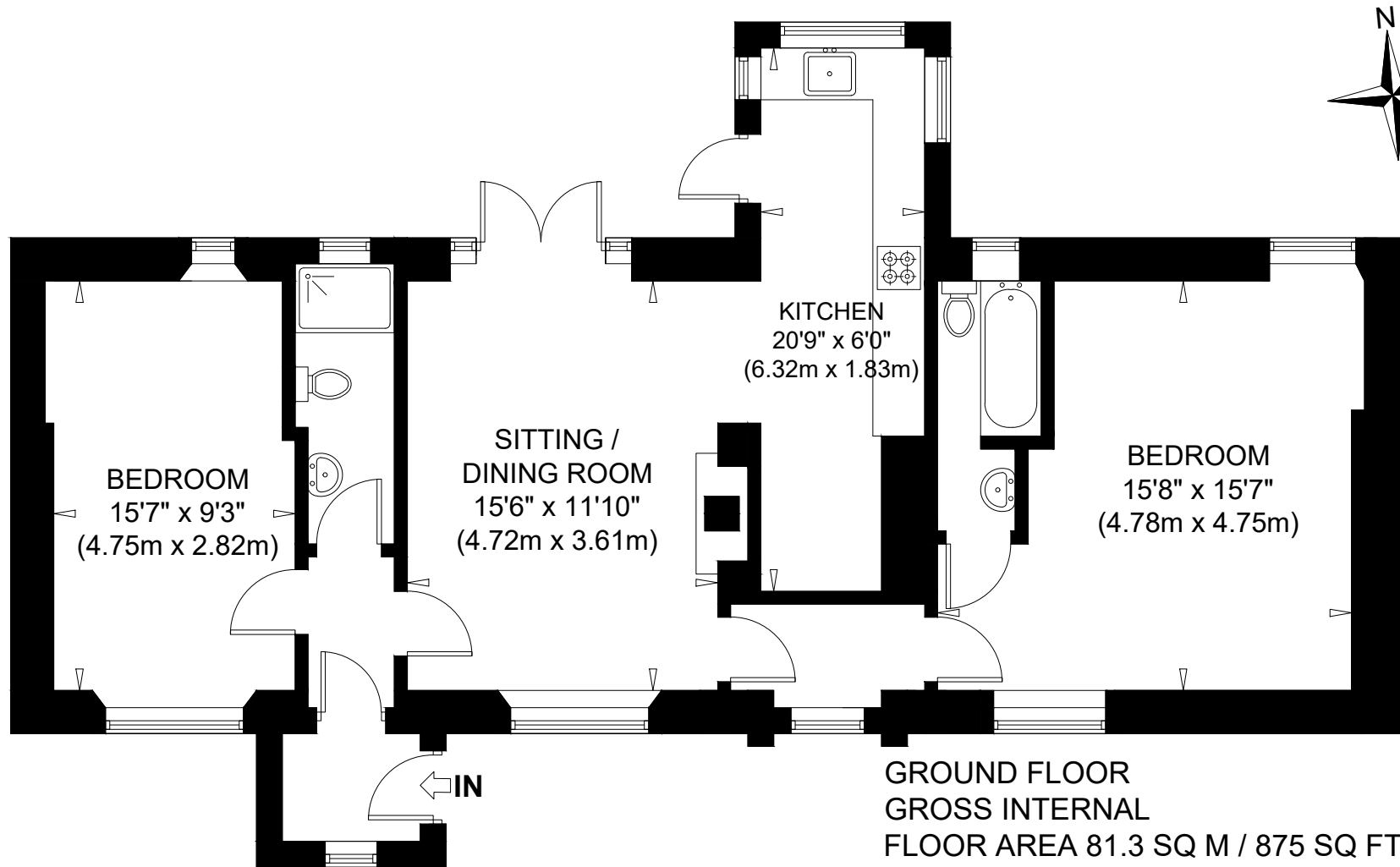
The kitchen is neatly arranged with a range of wall and base units and enjoys views over the rear garden. It is well equipped with modern appliances including a four-ring electric hob with extractor, oven and grill, fridge/freezer, a half-size Lamona dishwasher, and a Hotpoint washer/dryer. Benefitting from sliding larder storage and a general storage cupboard. A door provides direct access to the garden and patio area.

From the sitting area an inner hall leads to the principal bedroom, a bright and spacious room with dual aspect and the benefit of an en suite bathroom, complete with bath and overhead shower, WC and wash hand basin. A second double bedroom located off the entrance vestibule, also enjoys a dual aspect and is served by a separate shower room.









CASTLETON FARM COTTAGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 81.3 SQ M / 875 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Garden:

Outside, the sunken paved patio just off the sitting room offers an ideal setting for al fresco dining and entertaining. With steps rising to a delightful rear garden, predominantly laid to lawn and bordered by well-stocked herbaceous beds with mature shrubs, specimen trees and seasonal planting. At the top of the garden, a truly spectacular outlook awaits, with views stretching towards the iconic Bass Rock and towards Tantallon Castle.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH39 5PN.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included within the sale price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Electric heating, mains water via private pipe, septic tank shared between 6 properties.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

Council Tax

Band B.

EPC Rating

Band E.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether

public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for





action.

Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

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