



19 WEST FENTON COURT

West Fenton, North Berwick, EH39 5AE.



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A charming 2-bedroom main door apartment, with single garage and outdoor space, situated within a well-established steading on the outskirts of Gullane, within close proximity to amenities and within commuting distance of Edinburgh.

Gullane 1.4 miles, Drem 2.5 miles, North Berwick 4.8 miles, Edinburgh City Centre 21.4 miles, Edinburgh Airport 29.9 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Cloak Cupboard.

First Floor: Hall, Open-Plan Sitting-Kitchen-Dining Room, Principal Bedroom with En Suite Shower, Double Bedroom, Shower Room and Four Hall Cupboards.

Outdoor Area: Directly outside of the front door is an area of lawn which belongs to the property, with space for outdoor seating.

Garage: Single Car Garage.

Parking: Communal Parking.



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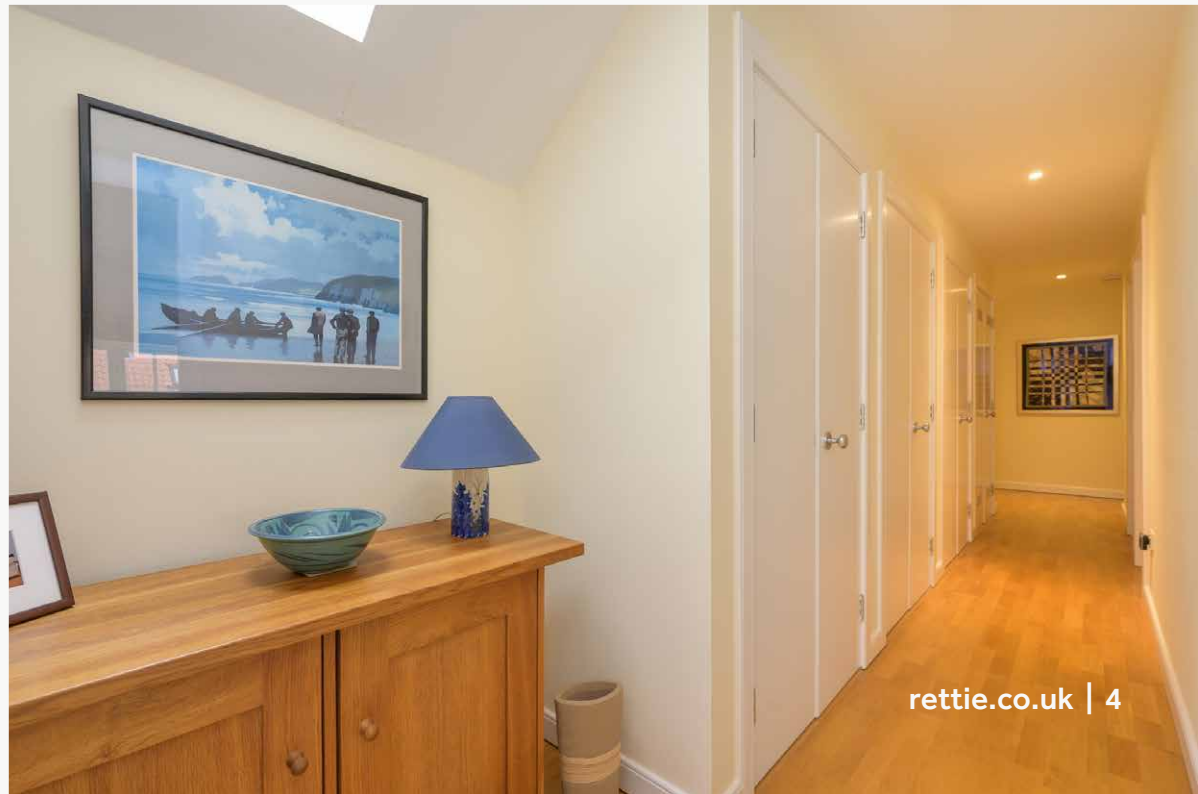
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Situation:

West Fenton enjoys a peaceful semi-rural setting surrounded by attractive East Lothian countryside, sitting just outside the highly desirable village of Gullane, with the popular coastal town of North Berwick also within easy reach. Approximately 20 miles east of Edinburgh, the area is ideal for commuters, with excellent road links via the nearby A1 and convenient rail connections from Drem, Longniddry and North Berwick stations, all just a short drive away. A regular express bus service to Edinburgh also runs through Gullane. The village itself offers an excellent range of local amenities including shops, cafés, restaurants, a delicatessen, gallery, medical centre, dentist and highly regarded primary schooling, with secondary education available at the well-regarded North Berwick High School. The surrounding area is renowned for its beautiful coastline, world-class golf courses and outdoor lifestyle, while the larger towns of North Berwick and Haddington provide a wider range of shopping and leisure facilities.

General Description:

19 West Fenton Court is a beautiful stone steading, which was converted in 2004, sitting beneath a pantile roof and benefits from double glazing and under floor heating throughout the first floor. There is communal parking and a shared drive arrives to a front garden, which is predominantly laid to lawn, with an area for outdoor seating. The front door opens into an entrance hall on the ground floor, where there is a coat cupboard. Stairs ascend to the first floor, giving access to the principal accommodation. At the end of the hall, a door opens to a spectacular open plan kitchen/dining/living area. The kitchen has a range of wall and base mounted units, with a basin. Modern appliances include a Bosch oven, with four ring gas hob above, with extractor above that, with an integrated Whirlpool microwave, a Bosch washing machine and a Bosch dishwasher, with a fridge/freezer. The dining area has space for a dining table and chairs, and the sitting room, which is a generous size, has a triple aspect and is bathed in natural light from the windows. Returning to the hall, gives access to the principal bedroom, with ensuite shower. Again, the principal is a good size, and the ensuite shower has a walk-in shower cubicle, WC, bidet and wash hand basin. The adjoining double bedroom has space for a desk area as well.



Completing the accommodation is a second shower room, which has a walk-in shower cubicle, WC and wash hand basin, with four storage cupboards, providing ample storage and shelving, one of which houses the gas boiler. Please note that all curtains are included in the sale.

Garden:

Externally there is access to an area of lawn which is privately owned and offers space for outdoor seating.

Garage:

Within the steading development there is access to a single garage.

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 5AE.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains water, drainage, electricity, and gas.

Local Authority

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

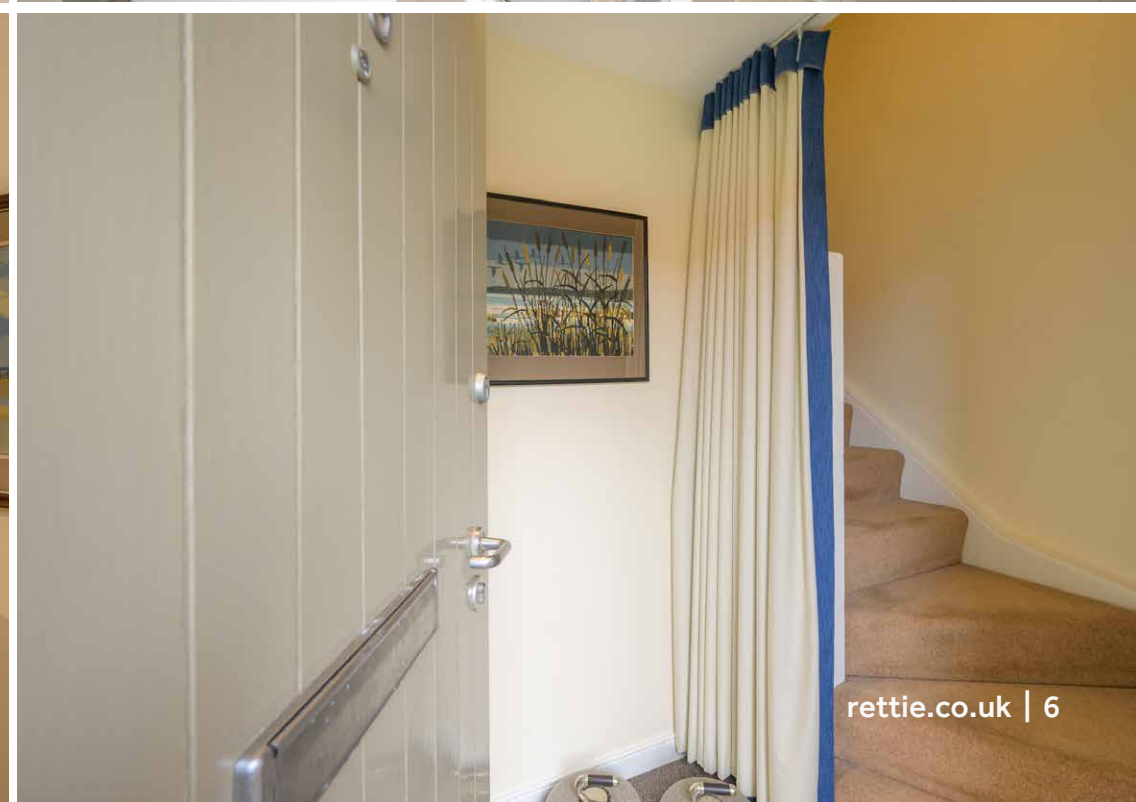
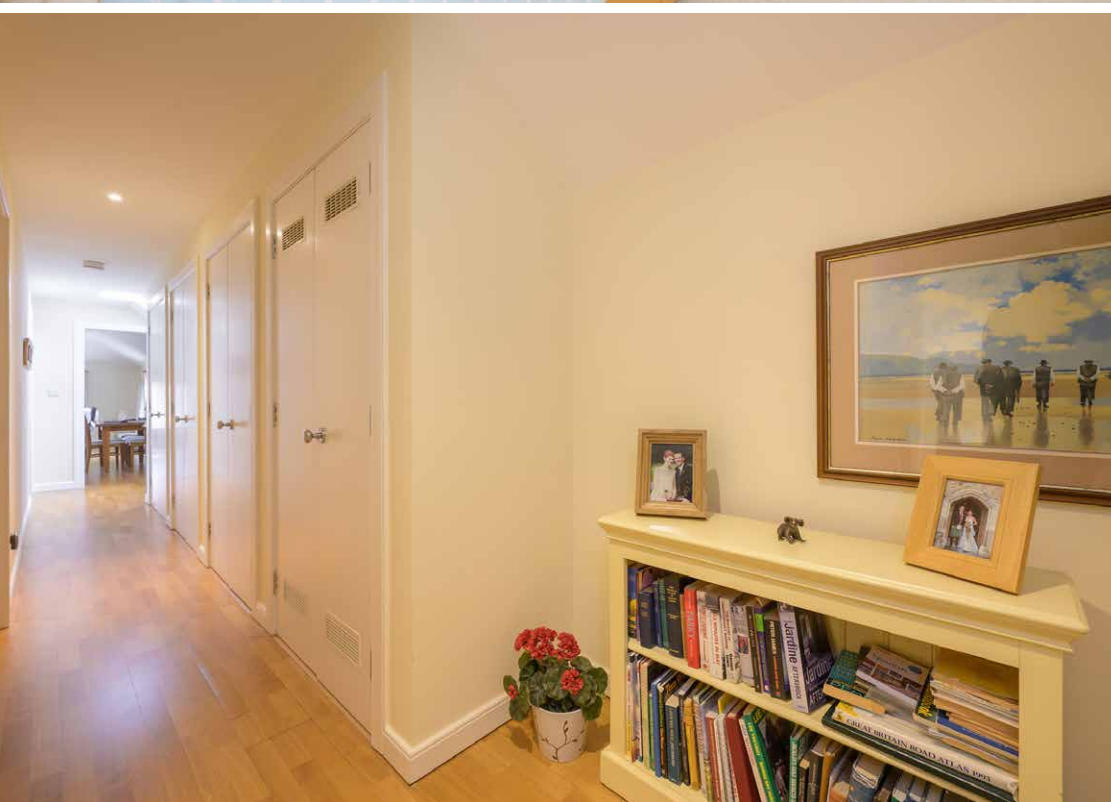
Council Tax

Band E

EPC Rating

Band B.





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.

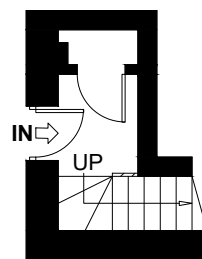
Important Notice

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

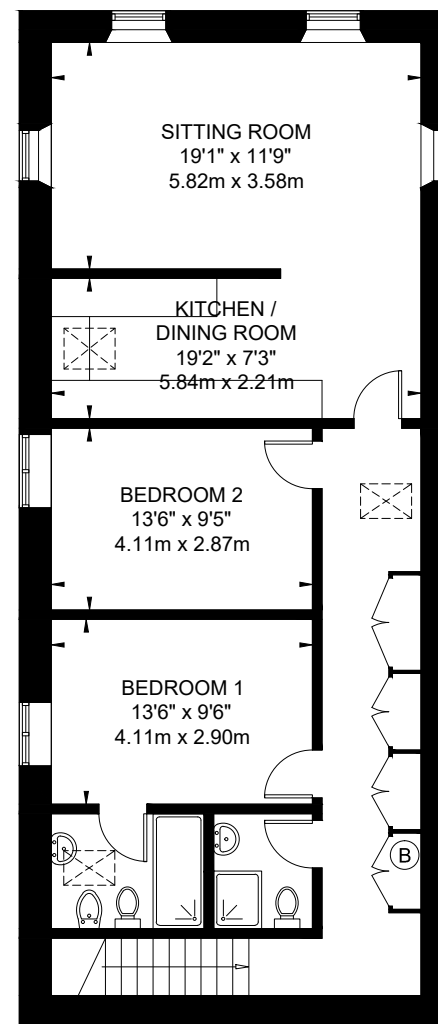
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

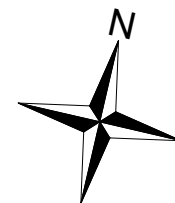
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 4.8 SQ M / 51 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 86.7 SQ M / 933 SQ FT



WEST FENTON COURT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 91.5 SQ M / 984 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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