



3 Smithy Row

EAST FORTUNE, EH39 5LD

Property
PARIS STEELE

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PROPERTY DESCRIPTION

Cosy and inviting, this light and airy two-bedroom mid-terrace home with private gardens and off-street parking in the peaceful village of East Fortune, offers an appealing lifestyle close to both East Linton and North Berwick.

Overlooking rolling fields, the front door opens into a welcoming vestibule, leading through to a bright and spacious east-facing living and dining room. Featuring attractive wooden flooring and a wood-burning stove, this comfortable reception space is ideal for relaxing and entertaining. Conveniently adjoining, the compact yet well-presented west-facing kitchen provides garden access. It is fitted with wood-effect wall and floor units, complementary worktops and integrated appliances, including an oven, hob and extractor hood.

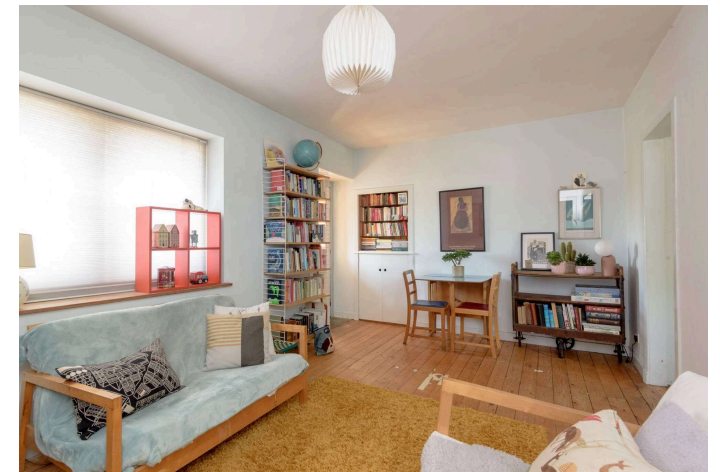
Both bedrooms are well-proportioned, with each enjoying an

east or west-facing aspect respectively, and benefitting from built-in storage. They are served by a modern shower room.

Externally, the enclosed west-facing mature garden features a lawn, colourful flowering borders, established trees, hedges, and shrubs. Two garden sheds provide useful additional storage and a small coal store is attached to the rear of the property. A single car detached garage and off-street parking are available

FIXTURES & FITTINGS

All fitted floor coverings, integrated oven, hob, extractor hood and free-standing washing machine, fridge and freezer will be included in the sale.





PROPERTY FEATURES

- ❑ Two-bedroom mid-terrace home
- ❑ Light-filled east-facing living and dining room
- ❑ Wood-burning stove
- ❑ Compact west-facing kitchen with garden access
- ❑ Two double bedrooms
- ❑ Shower room
- ❑ West-facing garden
- ❑ External store
- ❑ Double glazing
- ❑ Electric heating
- ❑ Detached garage and off-street parking to the rear
- ❑ Private drainage via a shared septic tank system
- ❑ EPC - E
- ❑ Council tax band - E
- ❑ Tenure - Freehold

EAST FORTUNE

The village of East Fortune enjoys a picturesque East Lothian setting and is home to the Merryhatton Garden Centre, The Museum of Flight, and a popular farm shop.

Voted the best place to live in the UK, nearby North Berwick is only a fifteen-minute drive away and is renowned for its breathtaking beaches, world-class golf courses, and stunning scenery.

The vibrant high street features an excellent selection of local shops including a Co-op, post office, chemist, artisan Bostock bakery, and award-winning butcher. These sit alongside popular restaurants and caf  s including The Herringbone and Steampunk. On the edge of town, you will find an Aldi and Tesco.

Fantastic leisure amenities include the expansive beach and famous golf course as well as floodlit tennis courts, rugby and football pitches, putting greens, and a popular sports centre with a state-of-the-art gym, fitness classes, and a swimming pool. The Marine Hotel is home to a luxurious health club and spa as well as fine dining choices. Each year, the celebrated Fringe by the Sea Festival draws in world-famous acts across music, literature, and the arts.

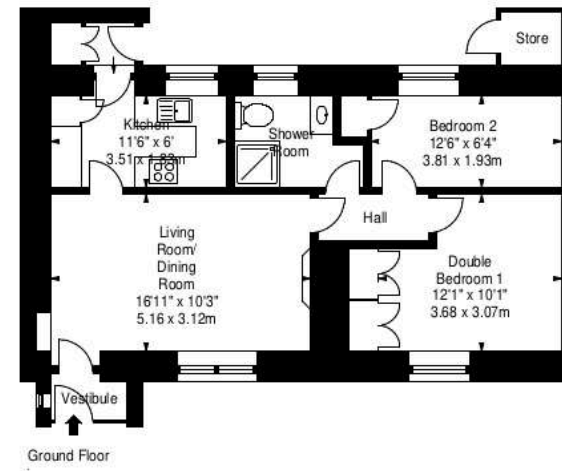
Highly regarded schooling includes Law Primary School and North Berwick High School with private options such as The Compass School and Bellhaven Hill School in easy reach. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



Smithy Row,
East Fortune,
North Berwick,
East Lothian, EH39 5LD



Approx. Gross Internal Area
612 Sq Ft - 56.86 Sq M
Store
Approx. Gross Internal Area
14 Sq Ft - 1.30 Sq M
For identification only. Not to scale.
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Please Note:

1. While the foregoing particulars are believed to be correct, no warranty is given as to their accuracy, and it will be for the intending purchasers to satisfy themselves on these matters prior to the conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from www.parissteele.com
3. Interested parties are advised to have their interest noted with the Selling Agents so that they may be advised of any closing date. The seller will not be bound to accept the highest or any offer submitted at a closing date. Please submit offers by email to property@parissteele.com or by post to: Paris Steele, 35 Westgate, North Berwick, EH39 4AG.
4. From 1st February 2022, residential properties in Scotland are required by law to have a system of interlinked smoke alarms, carbon dioxide detectors and heat detectors installed. No warranty is given by the Seller on compliance with this legislation and the Seller does not warrant the condition of any systems or appliances of a working nature included in the price.

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