

9 NEW ROW

EAST FORTUNE, NORTH BERWICK, EH39 5JU

2 | 2 | 1





PROPERTY SUMMARY

Set in East Fortune, this semi-detached modern bungalow offers spacious single-level accommodation with ease of mobility, a sunroom and mature wrap-around gardens. A long entrance hall/boot room, with useful adjoining stores, leads into a generous living and dining room, where a broad window frames leafy views and a fireplace creates a focal point. The layout continues to a separate fitted kitchen and then to the sunroom, providing additional living space and direct access outside. There are two comfortable bedrooms, including a notably spacious principal room, served by a bathroom, while the inner hall adds further storage and practicality. Presented in good order, the bungalow also benefits from gas central heating, double glazing, private wrap-around gardens with lawn and established planting, and a private drive for off-street parking.
Extras: All fitted floor coverings and light fittings are included.

FEATURES

- Semi-detached bungalow in East Fortune
- Generous sun-facing living/dining room with log burner
- Sunroom with garden views and southwesterly aspect
- Modern fitted kitchen
- Two double bedrooms with built-in wardrobe
- Family bathroom
- Hallway/bootroom
- Two internal stores
- Private wrap-around garden
- Private drive parking
- LPG central heating and double glazing

9 NEW ROW

EAST FORTUNE, NORTH BERWICK, EH39 5JU







360°

CLICK HERE

for a virtual tour of the property

2-bed semi-detached bungalow with a sunroom, wrap-around gardens and private parking.







East Fortune

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.







OFFERS TO:
22 Hardgate
Haddington
EH41 3JS

Tel: 01620 825 368
Fax: 01620 824 671

DX540733 Haddington

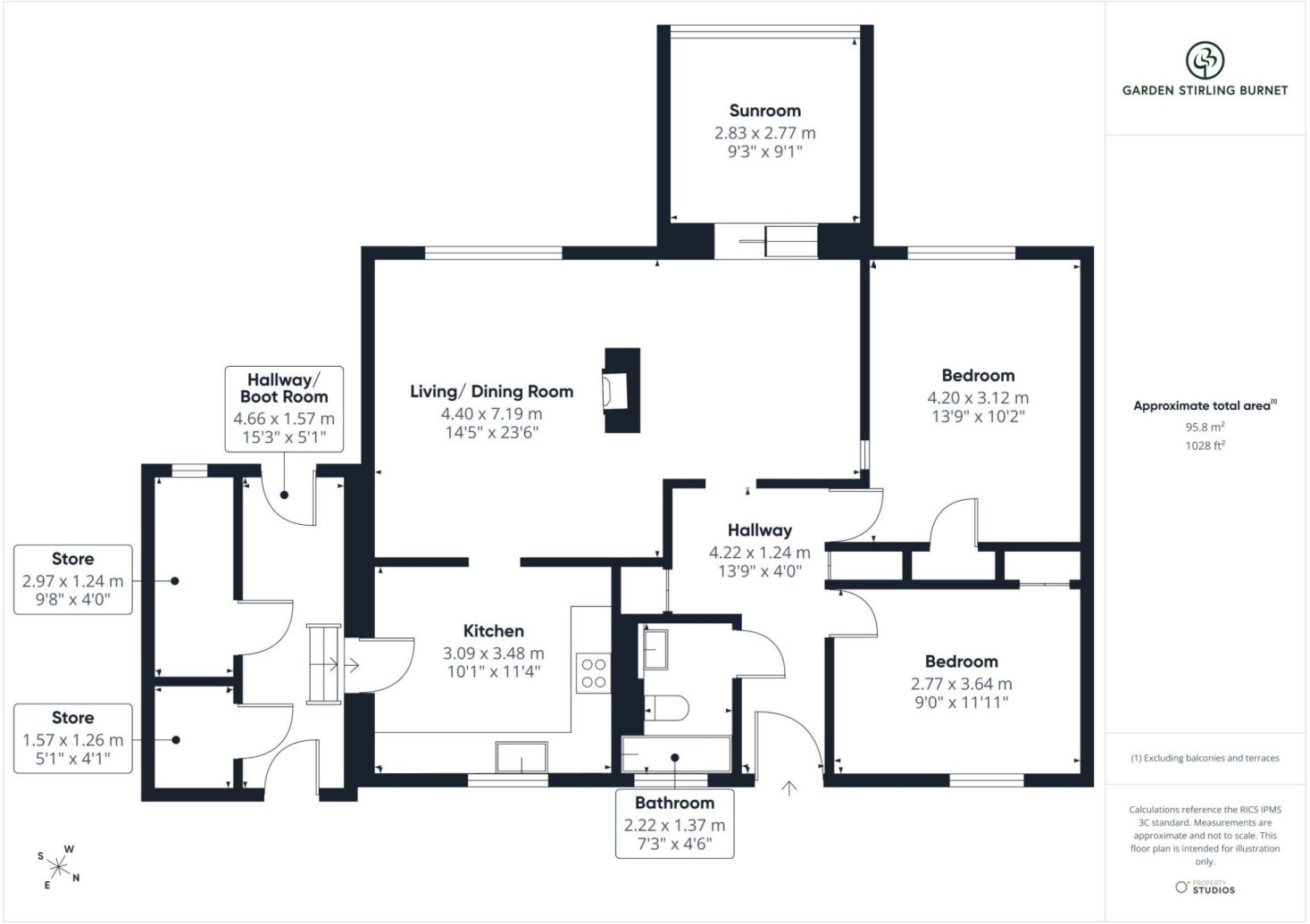
espc

HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN



GARDEN STIRLING BURNET

Approximate total area(1)
95.8 m²
1028 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

PROPERTY STUDIOS

EPC RATING D

COUNCIL TAX BAND D