

For Sale



9 WEST FENTON FARM COTTAGES
NORTH BERWICK, EH39 5AL

fbrseed

LAND AGENTS &
CHARTERED SURVEYORS

9 WEST FENTON FARM COTTAGES

NORTH BERWICK, EH39 5AL

Gullane 1.5 miles, North Berwick 4.5 miles, Edinburgh 22 miles
(Distances approx.)

9 West Fenton Farm Cottages is a 3-bedroom mid-terrace property in a superb location in rural East Lothian. The home would now benefit from refurbishment but offers the purchasers a fantastic opportunity to create a superb family home in a rarely available location.

- Refurbishment potential
 - Large rear garden
- Rarely available location
 - Three bedrooms

Freehold.

Council Tax Band: E

EPC Band: E

OFFERS OVER £250,000



DESCRIPTION

9 West Fenton is a B-Listed traditional stone built terraced farm cottage with slate roof. While the property is generally in good condition it would now benefit from refurbishment and upgrading throughout and offers the potential to create a superb family home in a sought-after location. Off-street parking is to the front of the property for two vehicles. There is a large rear garden with a paved patio area, the garden area is to be increased before completion of a sale with the boundary fence between No 9 & No 7 to be repositioned to provide No 9 a larger garden and also to include private pedestrian access to the rear garden. Please contact the selling agents for more information.

Viewing is highly recommended to appreciate all this property has to offer.

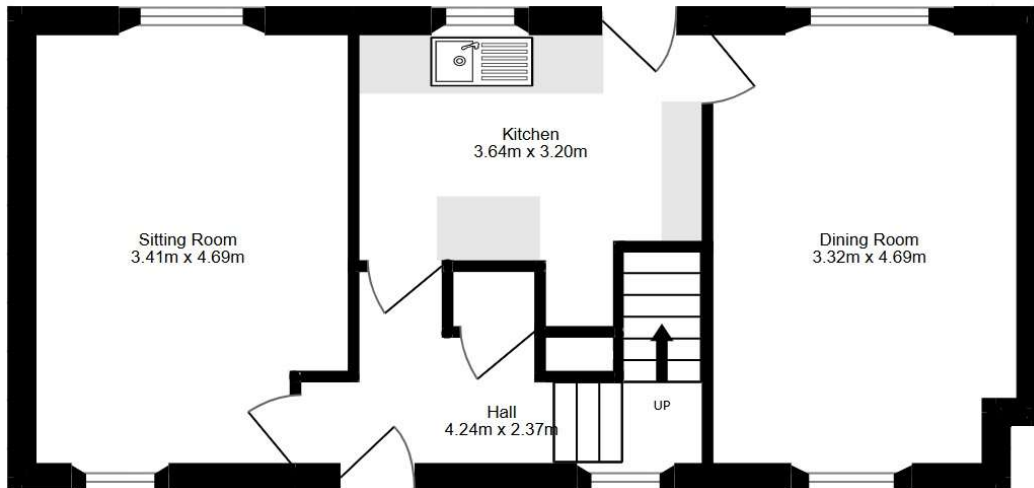
ACCOMMODATION

Ground floor - Entrance Hall, Sitting Room, Kitchen, Dining Room/Bedroom 4

First floor - Landing, Bedroom 1, Bedroom 2, Bedroom 3, Bathroom

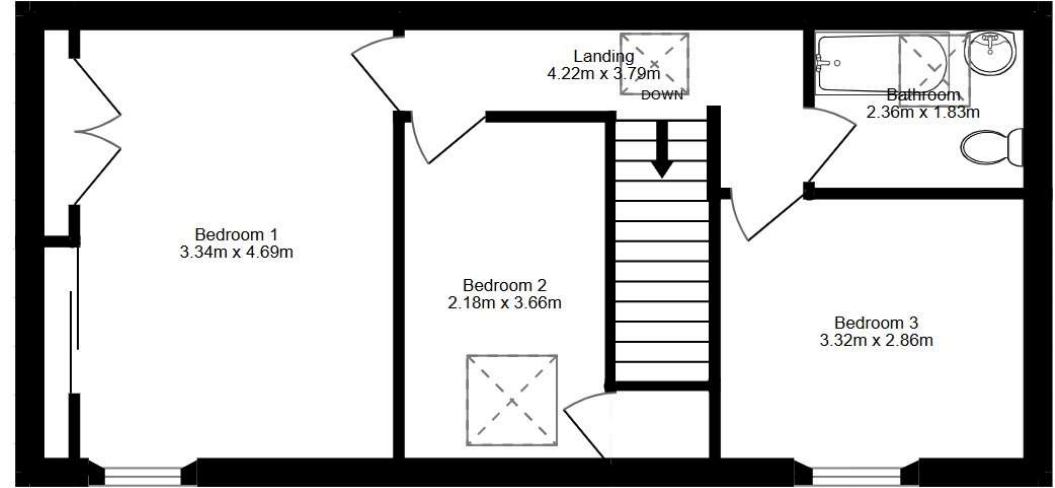
GROUND FLOOR

48.4 sq.m



1ST FLOOR

48.6 sq.m



TOTAL FLOOR AREA: 97 sq.m approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability of efficiency can be given.

LOCATION

West Fenton Farm Cottages is a small hamlet made up of just 7 properties and located a short distance from the desirable coastal town of Gullane. The area is well-connected by road, with easy access to the A1, making Edinburgh and its international airport easily reachable for both business and leisure travel. Outdoor enthusiasts will appreciate the proximity to the stunning East Lothian coastline, renowned for its beautiful beaches, golf courses, and nature reserves. The region also boasts a rich history, with numerous castles, historic sites, and charming villages to explore.

DIRECTIONS

Please use the postcode EH39 5AL or what3words ///furniture.balconies.snug

SERVICES

The property benefits from mains water and drainage and mains electricity. Heating is by way of oil-fired boiler to radiators. These services have not been tested and therefore there is no warranty from the agents. Please note the water supply is currently through the farm and investigations are under way to correct this.

FIXTURES & FITTINGS

The carpets and all other floor coverings will be included in the sale.

HOME REPORT AND EPC

Copies of the Single Survey are available upon request from the Selling Agents.

VIEWING

Is highly recommended and strictly by appointment with the Selling Agents.

SOLE SELLING AGENT

FBRSeed, 48 High Street, Haddington, EH41 3EF

Tel: 01573 224381.



AUTHORITIES

East Lothian Council
John Muir House, Brewery Park
Haddington
East Lothian
EH41 3HA
Tel: 01620 827827

RIGHTS & EASEMENTS

The property is sold subject to and with the benefit of all rights of way, whether public or private, and any existing or proposed wayleaves, easements, servitude rights, restrictions and burdens of whatever kind, whether referred to in these particulars or not. The Purchasers will be held to have satisfied themselves on all such matters. The existing fence line in the rear garden separating No 9 & No 7 will be getting moved before completion to give No 9 a larger garden and also to include private pedestrian access to the rear garden. Please contact the selling agents for more information.

METHOD OF SALE

The property is offered for sale with Vacant Possession by Private Treaty and with entry by arrangement between the parties. A closing date for offers may be fixed and all interested parties are advised to register their interest with the Selling Agents.

OFFERS

If you wish to make an offer for this property or would like us to inform you of a closing date for offers, it is important that you notify us in writing of your interest. Offers should be made in Scottish Legal form and addressed to the Selling Agents. The Seller shall not be bound to accept the highest or indeed any offer.

DATE OF ENTRY

By mutual agreement.

TENURE

Freehold.

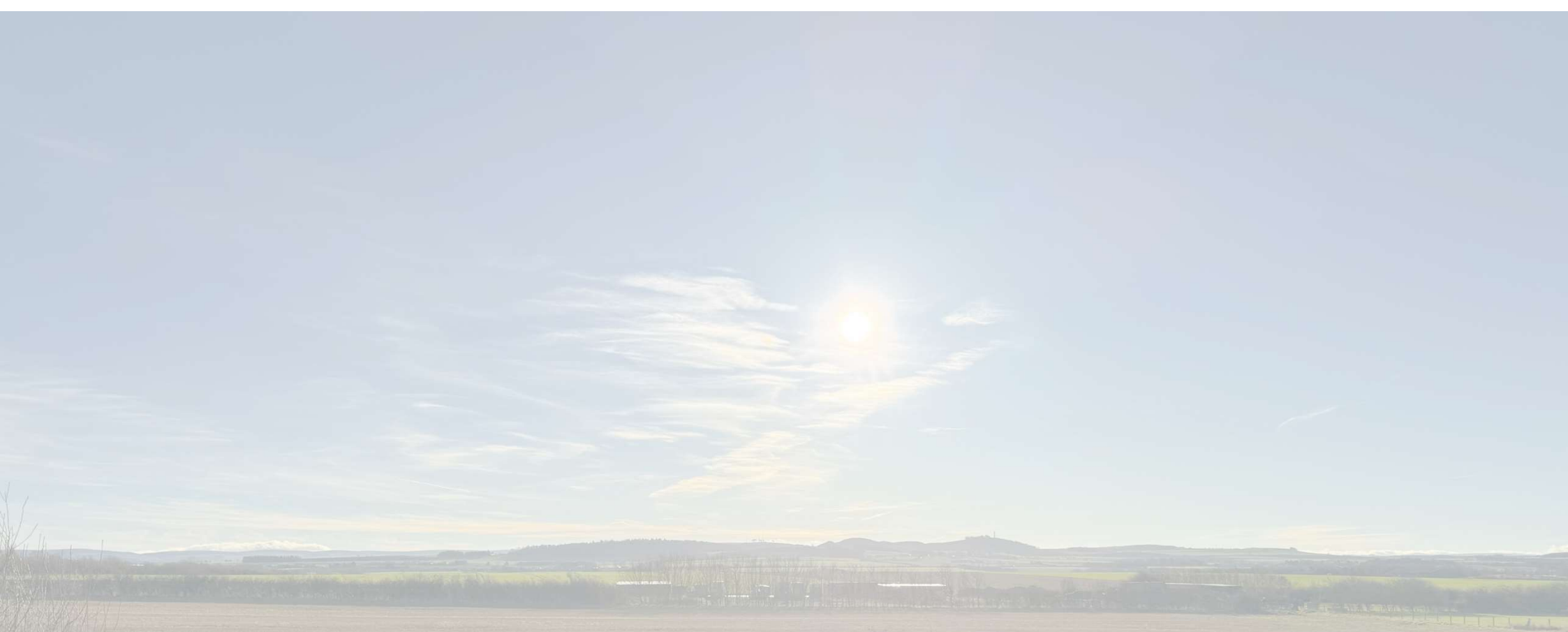
GUIDE TO INTERESTED PARTIES

Whilst we use our best endeavours to make our sales details accurate and reliable, please contact us if there is any point, which you wish to clarify. We will be pleased to check this information for you, particularly if you are contemplating travelling some distance to view the property. These were prepared in January 2025.

HEALTH & SAFETY

For your own personal safety please be aware of potential hazards within the property when viewing.





IMPORTANT NOTICE

FBRSeed, 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. FBRSeed 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.
4. Anti-Money Laundering Regulation. The purchaser will be required to provide proof of ID to comply with anti-money laundering regulation.

fbrseed
LAND AGENTS &
CHARTERED SURVEYORS

Rose Lane, Kelso, TD5 7AP
48 High St, Haddington, EH41 3EF
www.fbrseed.com

KELSO: 01573224381
HADDINGTON: 01620824000
reception@fbrseed.com