



# Cour Cottage

CONGALTON GARDENS, NORTH BERWICK,  
EAST LoTHIAN, EH39 5JP

Property  
**PARIS STEELE**

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*"An exciting re-development project or scope for a new build subject to the usual consents."*



## PROPERTY DESCRIPTION

Set amidst the unspoilt open East Lothian countryside this two-bedroom cottage presents an exceptional opportunity for those seeking a tranquil retreat with tremendous potential. Located a brief ten-minute drive from sought-after North Berwick, it boasts a fantastic position and a canvas for a complete renovation.

An entrance vestibule leads to a south-facing sitting room with lovely views of the natural landscape. This room leads to the kitchen and separate dining room which has a large picture window and access to the garden.

The two double bedrooms are light and airy and feature built-in wardrobes and a delightful aspect.

Externally, the property has a garage, greenhouse, workshop, and store that provide several possibilities depending on your needs. Whilst now in need of overhaul, they offer a footprint of what could be created such as home office, studio space, workshop. The garden grounds extend to approximately 0.246 acres and sit primarily in a south facing aspect.

Cour Cottage offers an exciting opportunity to apply vision and imagination to this re-development project, or scope to create a potential new build property tailored to your own requirements, subject to the usual consents.

## FIXTURES & FITTINGS

Sold as seen.



## PROPERTY FEATURES

- ✧ East Lothian cottage and garden
- ✧ Excellent renovation / rebuild potential
- ✧ Unspoilt countryside setting
- ✧ South-facing sitting room
- ✧ Two double bedrooms
- ✧ Kitchen and versatile dining room
- ✧ Family bathroom
- ✧ Single glazing
- ✧ Electric heating
- ✧ Garage, workshop, store, greenhouse
- ✧ Garden grounds of 0.246 acres
- ✧ EPC G
- ✧ Council tax band E

## NORTH BERWICK

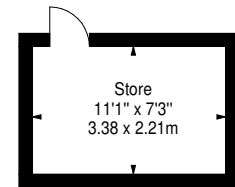
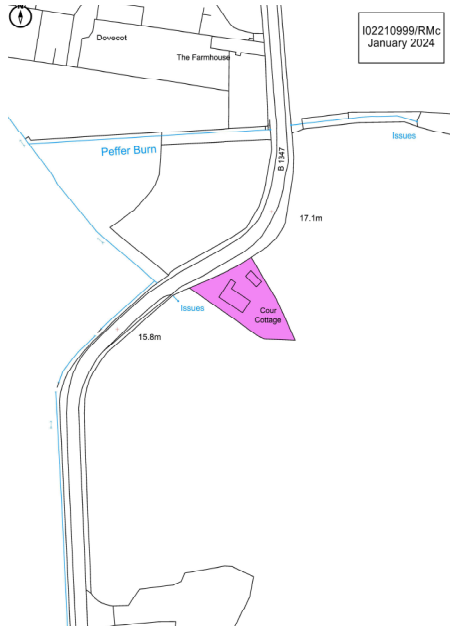
Consistently voted one of the best places to live in the UK, North Berwick is a picturesque and highly sought-after East Lothian coastal town, just twenty-five miles from Edinburgh. Renowned for its breathtaking beaches, world-class golf courses, and stunning scenery, it offers a desirable lifestyle.

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 cafés 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 newly renovated 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.

Well-regarded local primary and secondary schooling includes North Berwick High School. Private schooling is available in nearby Haddington, Dunbar, and Musselburgh as well of course in Edinburgh. Commuting to Edinburgh City Centre is easy either by car or with a thirty-minute train journey from North Berwick Train Station.



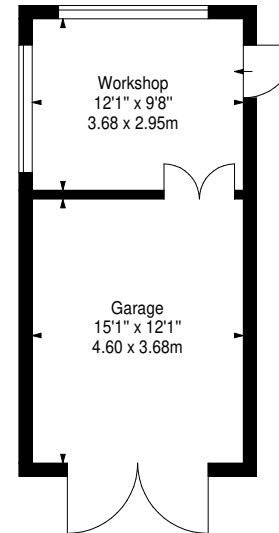


Ground Floor

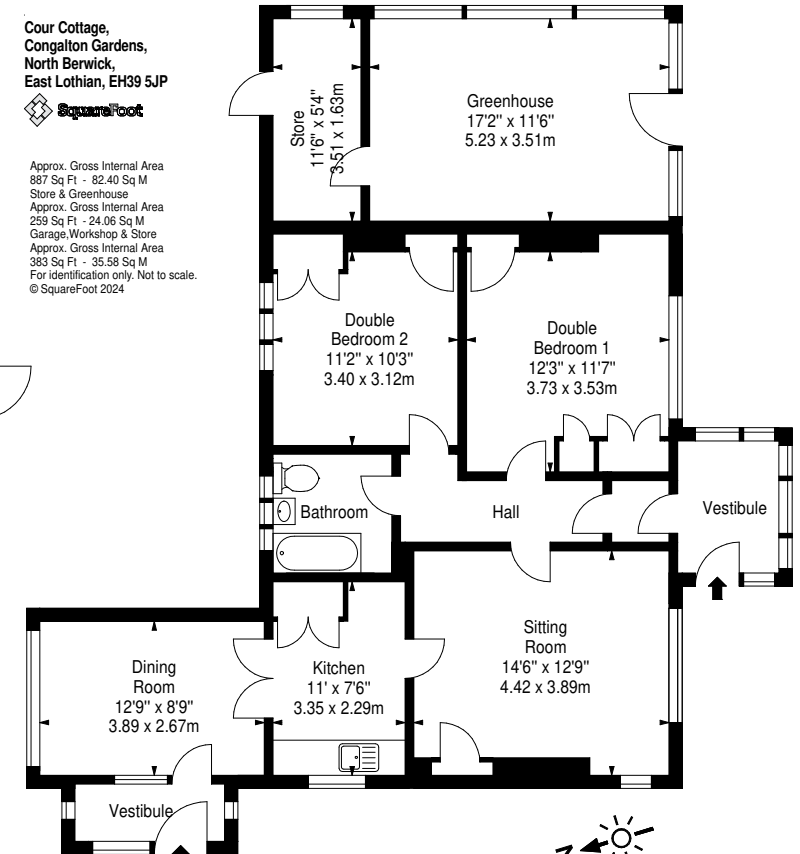
**Cour Cottage,  
Congalton Gardens,  
North Berwick,  
East Lothian, EH39 5JP**



Approx. Gross Internal Area  
887 Sq Ft - 82.40 Sq M  
Store & Greenhouse  
Approx. Gross Internal Area  
259 Sq Ft - 24.06 Sq M  
Garage, Workshop & Store  
Approx. Gross Internal Area  
383 Sq Ft - 35.58 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



Ground Floor

## PARIS STEELE

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- ▣ Clear and practical advice

Let's talk

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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 intending purchasers to satisfy themselves on these matters prior to conclusion of missives. All sizes are approximate.
2. The Home Report and more information for this property is available from [parissteele.com](http://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](mailto: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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