



# THE OLD SMIDDY

DREM | BY NORTH BERWICK | EAST LOTHIAN



**RETTIE**





## SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance Hall, Sitting Room, Dining Room, Kitchen, Three Double Bedrooms, Rear Hall, Study/Bedroom, Shower Room, Two Bathrooms, Utility Room, and Cloakroom

**Garden:** Large rear garden predominantly laid to lawn with established trees and shrubs and a circular feature patio area, gravel side garden and multi-car driveway

**About:** 0.26 acres

# THE OLD SMIDDY

**Drem, By North Berwick, East Lothian, EH39 5AP**

Stunning traditional stone cottage with generous garden in the tranquil village of Drem within walking distance of the train station for ease of access to Edinburgh

North Berwick 5.6 miles, Edinburgh 20 miles, Edinburgh Airport 29 miles (All distances are approximate).





#### SITUATION:

The Old Smiddy is situated in the heart of Drem village, within a short walk of Drem train station. East Lothian is a county celebrated for its fertile soil, spectacular sea views, rolling fields and parkland. Although in the heart of farming country, the property is within easy reach of Edinburgh, some 20 miles away, either by car or by train from Drem. Edinburgh airport is approximately 29 miles away and provides an increasing number of both domestic and international flights.

There is good local schooling, the property falling within the catchment for North Berwick High School. Nearby, The Compass in Haddington and Belhaven Prep School in Dunbar have excellent reputations and Loretto Junior and Senior Schools are also conveniently placed, at Musselburgh. A wide choice of private schools is available in nearby Edinburgh.

The surrounding countryside provides a wonderful quality of life and sporting facilities. There are a wealth of golf courses including Muirfield, Gullane 1, 2 and 3, Luffness, Craighielaw, Longniddry, Archerfield and the West Links at North Berwick. There is also ample scope for other outdoor activities including riding, walking and sailing. Musselburgh Racecourse has a growing reputation and there are pony clubs for the younger equestrian enthusiasts.

#### DESCRIPTION:

The Old Smiddy is a stunning traditional stone cottage which was converted from the village blacksmith in approximately 1960. With generous gardens and accommodation set across one level, The Old Smiddy is well suited to both growing families and those looking to downsize, with its proximity to the train station making it an ideal property for those who need to access Edinburgh regularly whether for work or just wish to be within easy reach of the capital.

The house is formed of the front and the rear half, connected by the Kitchen which is in the heart of the home. Entering the front door there is an entrance hall with attractive square parquet flooring and access to the rooms in the front half of the house. The spacious Sitting Room is accessed via glazed double doors and is an impressive space with double height ceilings, dual aspect windows to the front and back, and notably the handsome timber beams. A woodburning stove provides a focal point in the room, while a picture window offers an impressive outlook across the rear gardens. Further glazed double doors set within a stone arch lead through to the Dining Room which is similarly characterful with open stone walls on three sides offset by a fully glazed wall with sliding doors leading out to the garden. The Dining Room has another timber door with glazed side panels to Hall and features the same attractive wooden parquet flooring as the Sitting Room and Entrance Hall.





The Hall leads to the generous Principal Bedroom and second Double Bedroom, both of which feature ample fitted storage. A Shower Room with separate Cloakroom provide facilities in this side of the house.

The Kitchen is a warm and welcoming space in the centre of the house, and is fitted with a range of base and wall mounted units with traditional cream shaker style cabinetry. Appliances in the kitchen include an oil-fired cream 2 door AGA with 2 hot plates, Miele fridge, AEG dishwasher, extractor hood, and 1.5 bowl stainless steel sink, in addition a clothes drying rack is fitted to a ceiling mounted pulley system. There is space for an informal dining table by the window, which overlooks the sunny gravel side garden.

A few steps lead to the rear hall which provides access to all the remaining rooms at the back of the house. The Hall is a bright and spacious area with an external stable door to the gravel side garden and has an airing cupboard that houses the Grant oil-fired boiler. Across from this rear door is the Utility Room which is fitted with Bosch washing machine and dryer, and features another door to the garden. The Study has glazed sliding doors out to the garden and offers a bright and peaceful space to work from home with a cupboard that has been fitted with a desk and could similarly suit a variety of uses including a fourth bedroom. A Shower Room is furnished with feature curved shower fitted with blue mosaic tiles, a basin, and WC. The Family Bathroom is fitted with a large, heated wall-mounted mirror, with a bath inset into an alcove that presents a most relaxing place to take a bath with a feature window looking out to the rear garden. Completing the accommodation is the final bedroom, which is a light and airy room, with further glazed sliding doors to the patio area of the rear garden and ample storage in bespoke fitted cabinetry.

Two separate attic spaces are accessed from the front hall, and the rear utility room. Neither space is floored for storage.

#### GARDEN:

The garden at the Old Smiddy is spacious and sunny, with stunning views to North Berwick Law and Gullane from the end of the garden. Accessed from multiple points in the house, the rear garden is a lush and well-established green space which is predominantly laid to lawn and bounded by herbaceous borders with shrubs and a variety of mature trees. A garden shed is located at the end of the garden, where there is a selection of fruit trees. Adjacent to the house is a gravel area which leads to a circular feature patio that is ideal for enjoying dinner alfresco in the summer months. A west facing gravel side garden is easily maintained and offers a private sheltered area to enjoy. At either side of the house are two gravel driveways 'providing off-street parking for multiple vehicles.

#### GENERAL REMARKS AND INFORMATION:

##### Fixtures and Fittings

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

##### Services

Mains electricity and water, with oil fired central heating.

##### Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: townandcountry@rettie.co.uk

##### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH39 5AP

##### EPC – Band E

##### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

##### Council Tax – Band G

##### Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

##### 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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

##### 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.

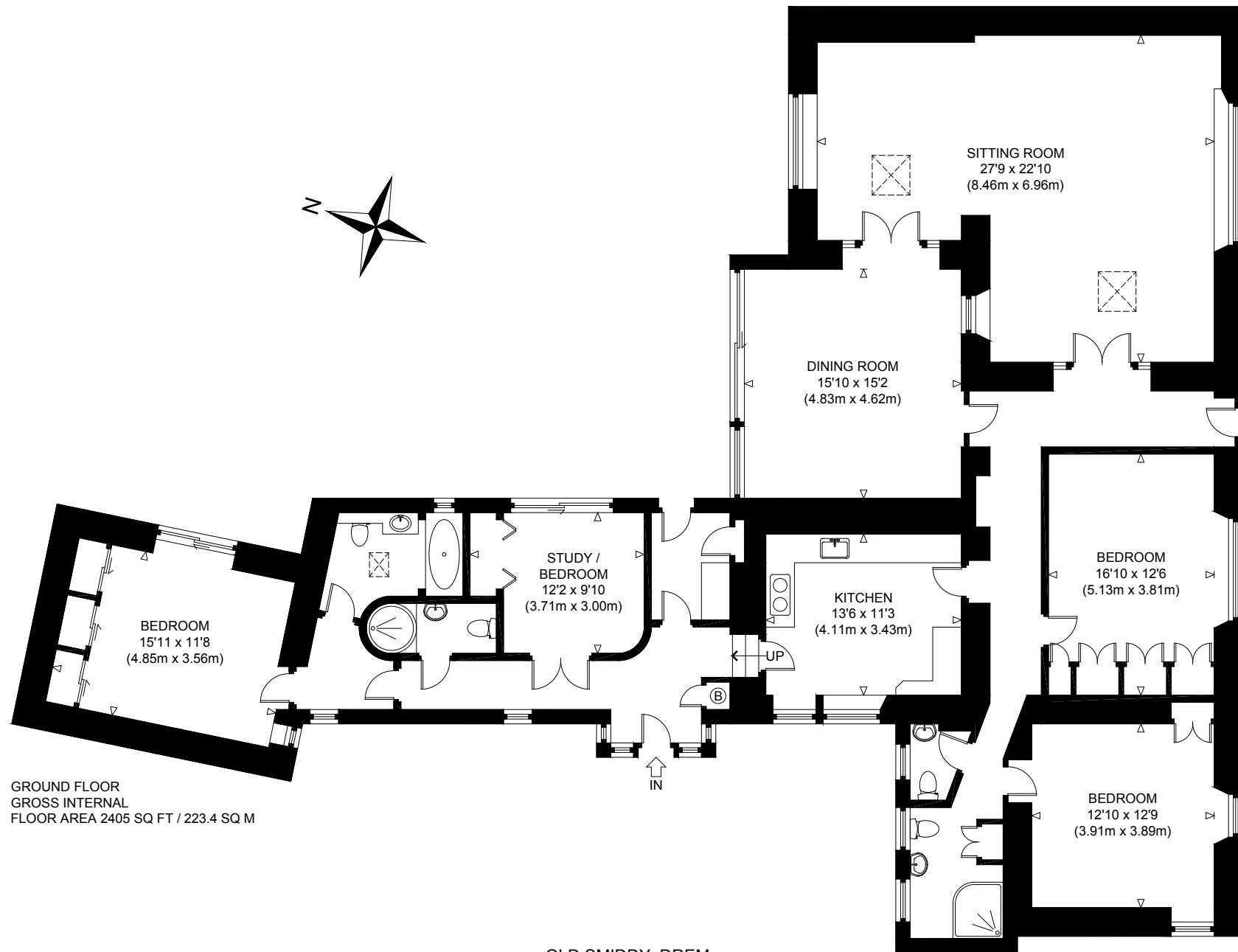
##### Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 2405 SQ FT / 223.4 SQ M

OLD SMIDDY, DREM  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2405 SQ FT / 223.4 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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#### 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.

#### Important Notice:

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**RETTIE**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160  
mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

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**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.