



CRAIGEND

2 CROMWELL ROAD | NORTH BERWICK | EAST LOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Dining Room, Snug, Pantry, Utility Room and Shower Room.

First Floor: Landing, Drawing Room, Principal Bedroom with Dressing Room and En Suite Bathroom, Two Double Bedrooms with En Suite Bathrooms.

Second Floor: Landing, Four Double Bedrooms, Box/ Storeroom, Shower Room and Separate WC.

Garden: Front and Rear Garden situated behind handsome stone walls, predominantly laid to lawn with herbaceous borders.

About: 0.27 Acres

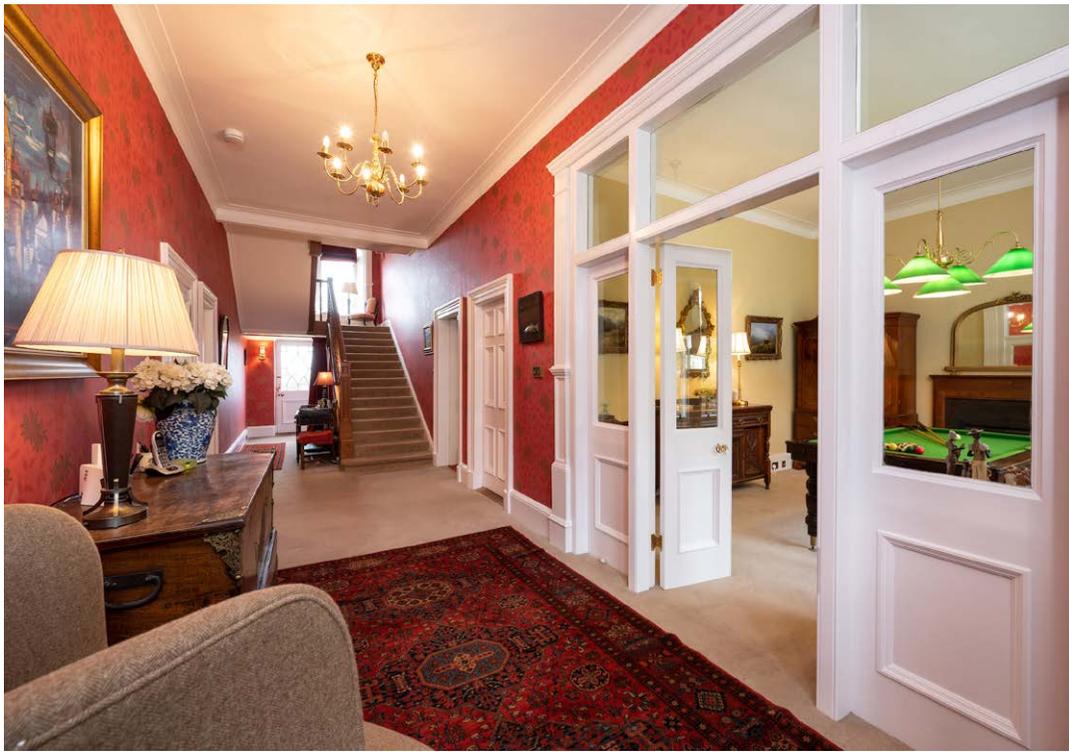
CRAIGEND

2 CROMWELL ROAD, NORTH BERWICK, EAST LOTHIAN, EH39 4LZ.

A magnificent 7-bedroom house, in immaculate condition with stunning sea views over the West Links Golf Course and Forth estuary to Fife in the distance.

North Berwick Station 0.5 miles, Edinburgh City Centre 25.8 miles, Edinburgh Airport 32.9 miles
(All distances are approximate).





SITUATION:

North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is a good local primary school and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar.

North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, sports centre with swimming pool, a variety of restaurants and cafes. There is a luxury spa, gym and leisure club at the nearby Marine Hotel. Edinburgh can be reached by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town is regularly voted best seaside town/place to live in Scotland amidst such glorious scenery and is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

DESCRIPTION:

Craigend is a magnificent Edwardian stone villa under a slate roof with the accommodation laid out over three floors providing comfortable family living. The house is set back from Cromwell Road behind a handsome stone wall with stunning views across West Links Golf Course, the 17th Tee and the Forth Estuary to Fife. The house was built in 1900 by Alexander Mackenzie Ross who was a golfing prodigy in his teens and became one of Scotland's most famous amateur golfers.

From Cromwell Road a pedestrian gate opens to the front garden and a paved path flanked by lawn arrives to the house crossing a delightful half crescent pond to the front door. Storm doors open to the entrance vestibule and entrance hall giving access to the principal rooms on the ground floor. The sitting room sits to the rear of the house and has a beautiful bay window overlooking the large rear garden with views over the

Golf Course to Fife, the room also benefits from built in bookshelves and an open fireplace.

Located at the front of the house and overlooking the front garden is the dining room, which features original cornicing and an open fireplace under a wooden mantle, the current owners have also used this room as a games/pool room.

Across the entrance hall sits a splendid newly created kitchen-breakfast room with original ornate stucco ceiling, feature gas fire under a marble mantle and a bay window with French doors opening to the large patio which runs the length of the house making the most of the stunning views over the Golf Course and beyond to Fife. The kitchen has a range of wall and base mounted units with underfloor heating, and a large central island/breakfast bar with leathered finish Brazilian granite worktops, with a ceramic basin and Quooker tap. Modern appliances include, a NEFF dishwasher, induction hob with extractor above, integrated oven with grill above and warming drawer below, full height fridge, half height freezer and Caple wine fridge. A fantastic feature of the kitchen is a purpose-built bar with lighting, shelving and a marble sink. From the kitchen there is access to a walk-in pantry cupboard and utility room which is plumbed for a washing machine and tumble dryer.

From the kitchen an open alcove gives access to a delightful snug which has a gas fire under a wooden mantle, with double doors that open to the front garden. A cupboard in the snug houses the recently installed gas Worcester boiler.

Returning to the entrance hall and completing the accommodation on the ground floor is a shower room with walk in shower cubicle with electric shower, basin and WC, a spacious under stair cupboard, three coat cupboards and a glazed door leading out onto the patio and rear garden.

From the entrance hall stairs alight to the first-floor landing giving access to the drawing room, principal bedroom with dressing room and en suite bathroom and two double bedrooms with en suite bathrooms. The drawing room is an elegant room with high ceilings and a bay window with window seat below making the most of the views out over the golf course and Forth to Fife. The room features an open fireplace with original marble surround and an inner door opening to a butler's pantry.

Across the hall sits the principal bedroom which again benefits from beautiful views over the Forth to Fife with a dressing room with built in wardrobes and an en suite bathroom with jacuzzi bath, walk in shower cubicle/steam room, twin basins and a wc. The two remaining double bedrooms are both a generous size and have their own en suite bathrooms, one of which features stunning original 1930's vitrolite tiling and sanitary ware with a walk-in shower cubicle, bath, wc and basin.

From the landing stairs alight to the second-floor giving access to four double bedrooms, a box/store room, shower room and separate wc. Two of these bedrooms are currently utilized as a study and craft/sewing room by the current owners.

GARDEN:

Craigend has a front and rear garden both of which are sheltered by high stone walls. The rear garden is north facing with a raised sandstone patio accessed from the house, with steps that drop down to a spacious lawn with herbaceous borders and a feature pond in the corner of the garden. A pedestrian gate gives access to the West Links Golf Course and beach beyond. The garden to the front of the house is predominantly laid to lawn with a herbaceous border, mature shrubs and Cherry trees.

GENERAL REMARKS AND INFORMATION:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 4LZ.

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Integrated Sonos sound system.

Services:

Mains electricity, water, drainage and gas.

Viewing:

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

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:

Band H

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.

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.

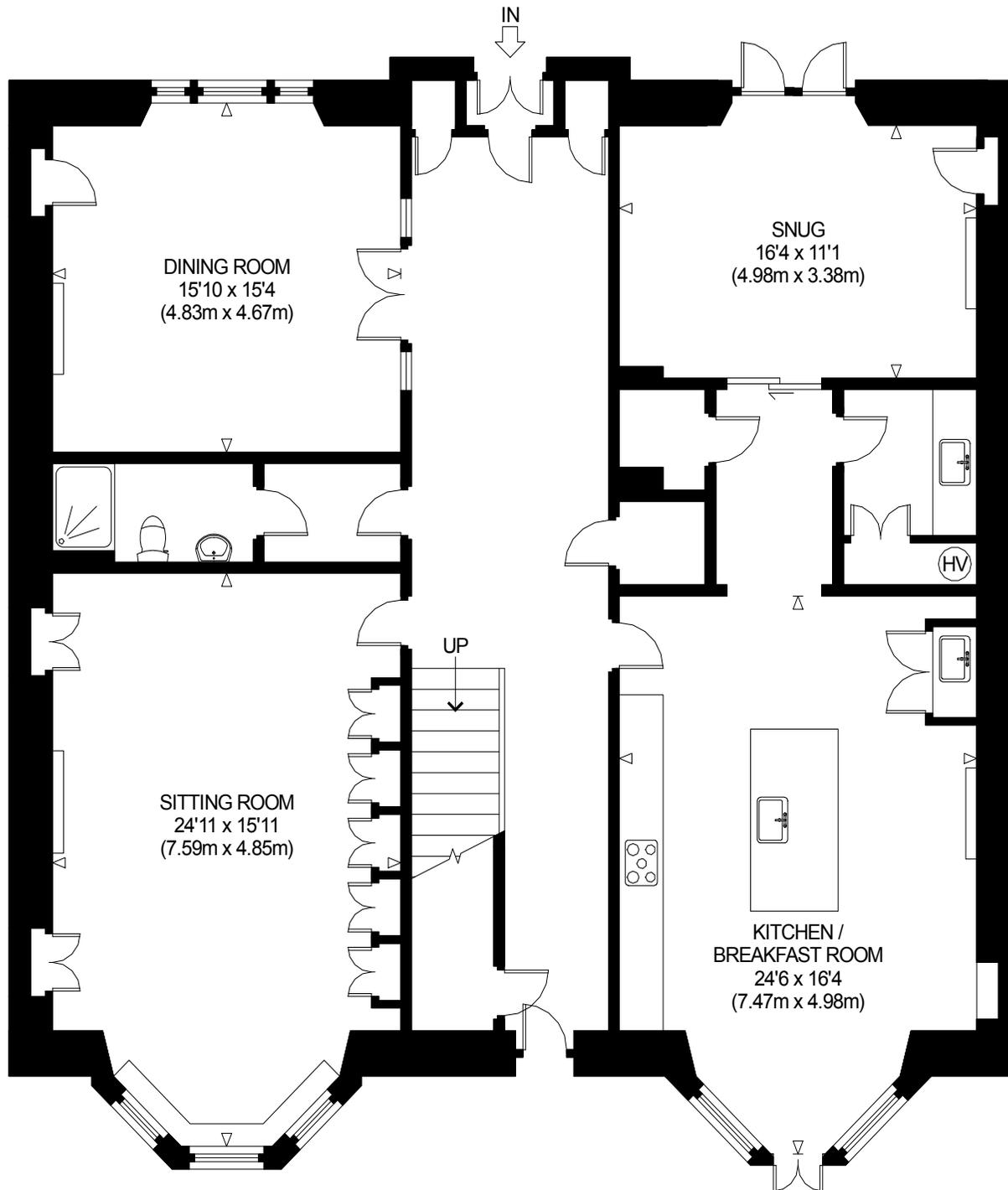
Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

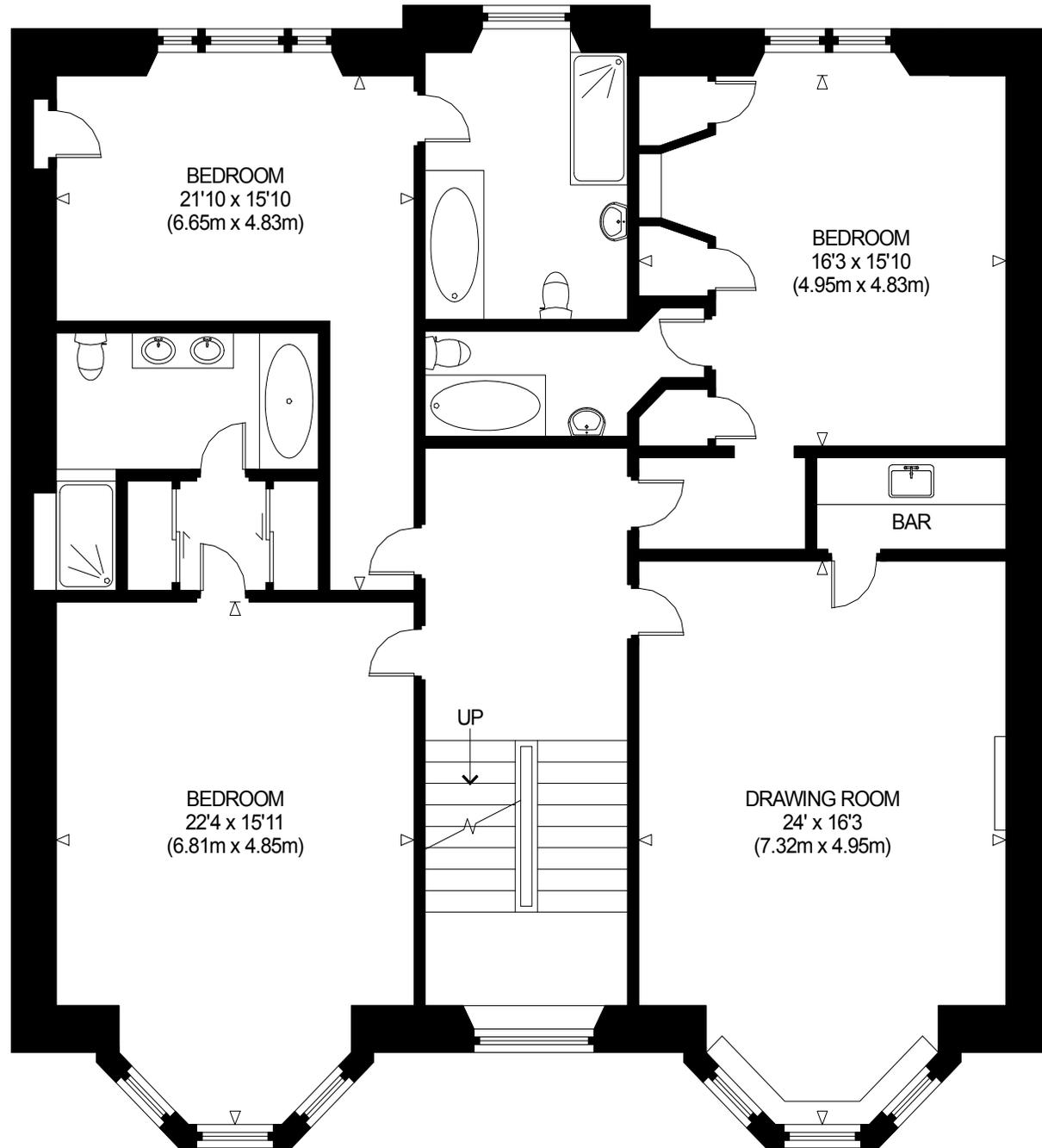
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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. Rettie & Co. 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 particular 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.



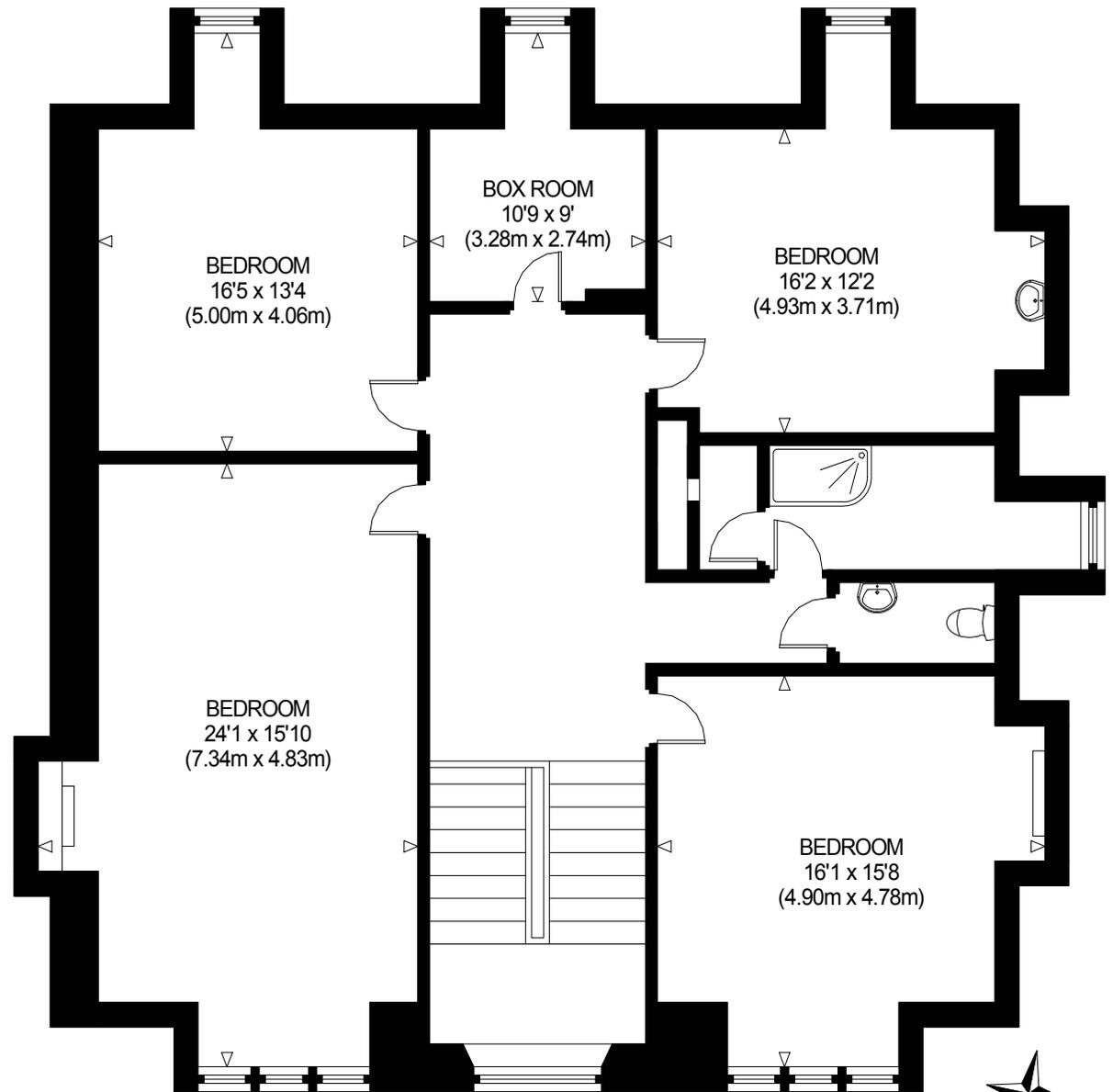




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1808 SQ FT / 168.0 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1803 SQ FT / 167.5 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1437 SQ FT / 133.5 SQ M



CRAIGEND, CROMWELL ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 5048 SQ FT / 469.0 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Berwick Upon Tweed
St Andrews
Newcastle Upon Tyne
London

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.