



12 SHILLINGHILL

HUMBIE | EAST LOTHIAN | EH36 5PX



RETTIE





Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Kitchen-Dining Room, Study, Utility Room, Boot Room/Playroom, Cloakroom and Two Under Stairs Cupboards.

First Floor: Landing, Principal Bedroom with En Suite Bathroom and Walk in Wardrobes, Double Bedroom with En Suite Shower Room, Two further Double Bedrooms and a Family Bathroom.

Garden: A spacious garden extending to 0.44 Acres, predominantly laid to lawn with a paved patio area.

Garage: Double Garage with twin electric doors.

About: 0.44 Acres.

12 SHILLINGHILL

Humbie, East Lothian, EH36 5PX

A superb 4-bedroom family home, offering spacious well-appointed accommodation, a private garden and double garage, within commuting distance of Edinburgh.

0.5 miles Humbie, Pathhead 6 miles, Edinburgh 18 miles, Edinburgh Airport 25 miles (All distances are approximate).





SITUATION:

Humbie is a historic village with a fine kirk, a general store/café and workspace 'The Humbie Hub' and a primary school, it is a vibrant rural community with lots to enjoy. Despite its tranquil location, the property is less than 25 miles from Edinburgh city centre which can be reached in a little over half an hour via the A1 or the A68. The Lammermuir Hills and Humbie Woods are ideal for walking, for the field sportsman there are opportunities for pheasant and grouse shooting and there are many horse-riding paths in the area. East Lothian boasts some of the finest links golf courses in Scotland and a selection of attractive beaches. Approximately 8 miles away is the county town of Haddington that provides a wide range of shops including a Tesco supermarket, a leisure centre, a private preparatory school and a high school.

DESCRIPTION:

12 Shillinghill commands an elevated position which enjoys views over the surrounding countryside and is approached by a shared tarmacked road that arrives to a private driveway and ample parking in front of and to the side of the house and double garage.

A paved path leads to the front door which opens to a welcoming entrance hall, featuring impressive double height ceilings which gives access to the principal rooms on the ground floor. Double doors open to an elegant sitting room which has a dual aspect with large bay window overlooking the garden and features a gas fireplace. The kitchen-dining area is a generous size and has a range of wall and base mounted units with granite work surfaces and a breakfast bar. Modern appliances include a freestanding Samsung LCD display smart fridge/freezer with ice cube and water dispenser, an integrated dishwasher and All Siemens steam oven, combination steam oven/microwave and five ring gas hob. The dining area has ample space for a dining table and chairs with double doors that open out to the garden and patio. The adjacent room is currently used as a study/family room, with a large walk-in storage cupboard. An inner hall gives access to a separate utility room which has a range of wall and base mounted units with a basin, Miele washing machine and tumble dryer and a Samsung tumble dryer, Samsung fridge/freezer with a Worcester gas boiler. From the hall there is a side door that opens to the front driveway, with a boot room/children's playroom adjacent. Completing the accommodation on the ground floor is a cloakroom with WC and basin, and two under stairs storage cupboards.



From the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom with en suite bathroom, double bedroom with en suite shower room, two further double bedrooms and a family bathroom. The principal bedroom is a beautiful spacious room with far reaching views over to the Pentlands, the room features two walk-in wardrobes and an en suite bathroom with bath with separate handheld shower attachment, walk-in shower cubicle, wc and basin. Across the hall is another double bedroom with views out over the garden and towards the Lamermuirs, with an en suite shower room with shower cubicle, wc and basin. Completing the accommodation on the first floor are two double bedrooms with built in wardrobes and a family bathroom with a bath with handheld shower attachment, wc, basin, and a walk-in shower cubicle, with a linen cupboard off the landing.

Garden:

The gardens at 12 Shillinghill wrap around the house on three sides, the rear garden is predominantly laid to lawn with a paved patio area which is sheltered by large sleeper flowerbeds. To the rear of the garage is a garden shed and a feature pond. The garden has an array of specimen trees and features beautiful Scot's Pines. To the side of the house the garden continues and is predominantly laid to lawn.

Garage:

To the side of the house is a double garage with twin electric doors, which has a built-in workbench to the rear of the garage.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All white goods are included in the sale. All other items are available by separate negotiation.

Services:

Mains electricity and water. Drainage to a shared septic tank. Gas fired central heating. LPG Gas.

Communal Charges:

There is an annual charge of approximately £200/Annum.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH36 5PX.

EPC – TBC

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.

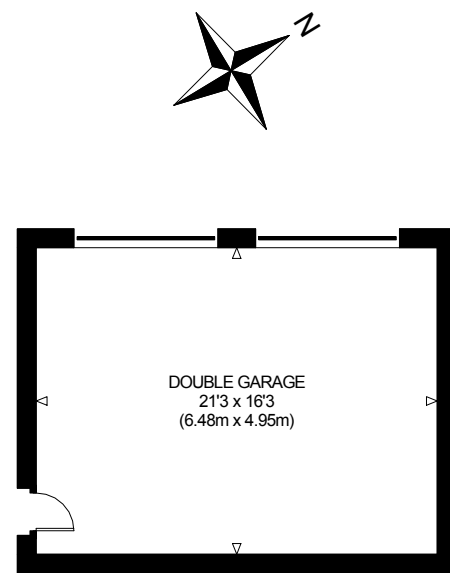
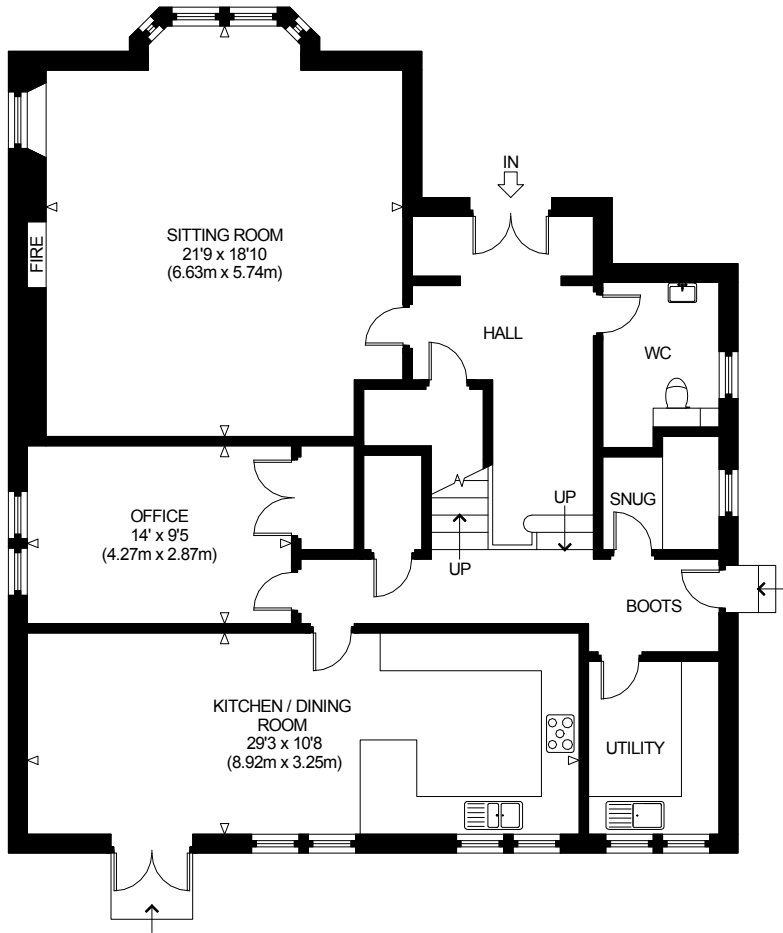
Offers:

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.

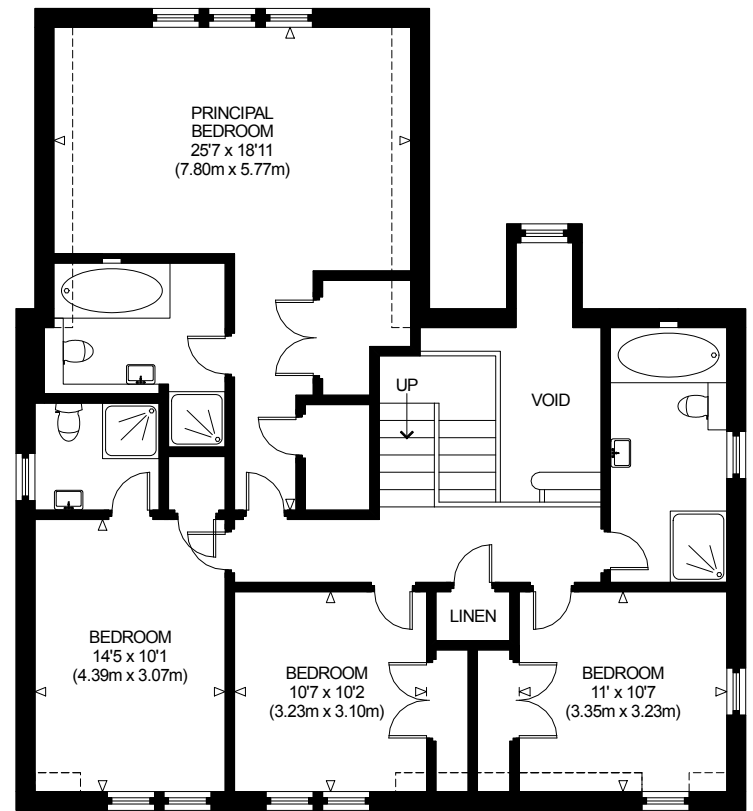
Servitude Rights, Burdens & Wayleaves:

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 345 SQ FT / 32.1 SQ M



SHILLINGHILL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2466 SQ FT / 229.1 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING VOID)
 EXTERNAL DOUBLE GARAGE AREA 345 SQ FT / 32.1 SQ M
 TOTAL COMBINED FLOOR AREA 2811 SQ FT / 261.2 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk



Important Notice:

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

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.

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.

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.







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Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

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.