

EAST LINKS OF HEDDERWICK HILL

HEDDERWICK HILL, BELHAVEN, DUNBAR, EAST LoTHIAN, EH42 1XF





A spacious and creatively designed family home with an additional studio accommodation and generous garden grounds, within walking distance of Belhaven Bay and easy reach of the A1 to Edinburgh and beyond



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Summary of Accommodation

Ground Floor: Glazed Front Porch, Open Plan Kitchen Dining Living Room, Study, Snug/Bedroom with Ensuite Shower Room, Utility Room with Cloakroom

First Floor: Galleried Landing, Principal Bedroom with Dressing Area and Ensuite Bathroom, Two Double Bedrooms with Ensuite Shower Rooms, Two Further Double Bedrooms, and a Family Bathroom

Bothy/Annexe: Studio Room with Open Plan Kitchen area, and Ensuite Bathroom

Outbuildings: Greenhouse and Timber Wood Store

Garage: Large driveway with turning circle and open sided Garage with space for multiple vehicles and secure Garage with separate door to rear entrance

Garden: Generous walled gardens surrounding the property, predominantly laid to lawn, with a woodland area and dog run

About: 0.84 acres





SITUATION

East Links of Hedderwick Hill is situated in an attractive coastal location by John Muir Country Park on the west side of Belhaven. Belhaven Bay is renowned for its generous white sandy beach which is popular amongst surfers with the Coast-to-Coast Surf School being based at the Bay. The John Muir Way coastal route is right on the doorstep, with further activities to be found at nearby Foxlake which offers wake boarding and water sports. Nearby attractions also include the East Links Family Park, Belhaven Brewery and Brig and Barrel Pub with excellent Beer Garden.

The nearby town centre of Dunbar has excellent retail outlets, restaurants and a wide range of community and recreational facilities including a leisure centre and swimming pool with a large Asda supermarket. There are two private nurseries, a primary school and grammar school all within close proximity. Private schooling is available at Belhaven Hill in Dunbar, The Compass School in Haddington, Loretto in Musselburgh and further choices are available in Edinburgh. There is easy access to Edinburgh City Centre by train (25 minutes) from the main line railway station in Dunbar. There is also a regular bus service and easy access to the A1 and City Bypass, with Edinburgh city centre being some 45 minutes by car.



DESCRIPTION

East Links of Hedderwick Hill is an attractive and unique property that was built by the current owner in 2014 and offers a wonderful and spacious family home by the coast. Steel frame construction and a red, curved metal roof, make this a striking and eye-catching house with fantastic views over East Links to Belhaven Bay.

The front door opens into a glazed porch which leads into the stunning main open plan space that includes the Kitchen, Dining and Living areas. Three large, glazed sliding doors occupy the whole of the south facing wall of the house and bathe the space in light, leading out to a veranda and patio ideal for entertaining and alfresco dining. The kitchen area is furnished with a range of base and wall mounted fitted units in a black high-gloss finish, with ample space for freestanding appliances. A large window looks out over the front driveway and a sociable breakfast bar offers informal dining space to suit a modern living style.

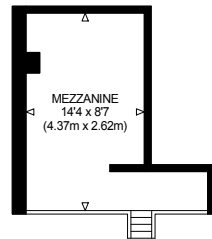
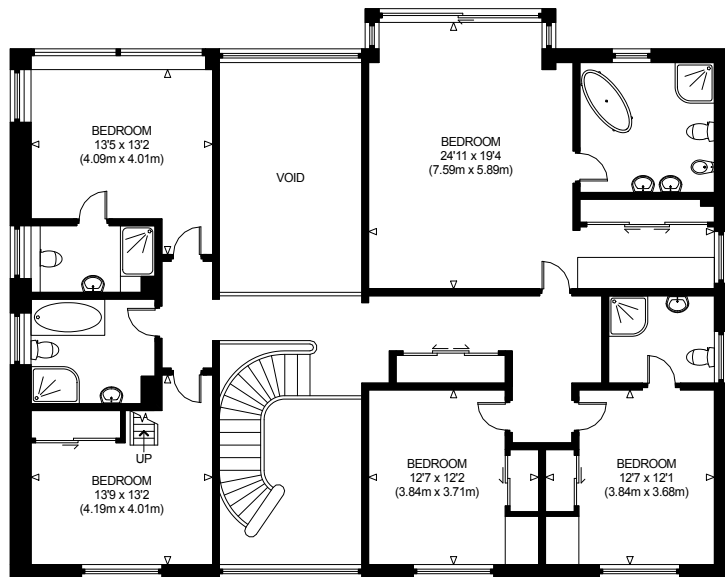
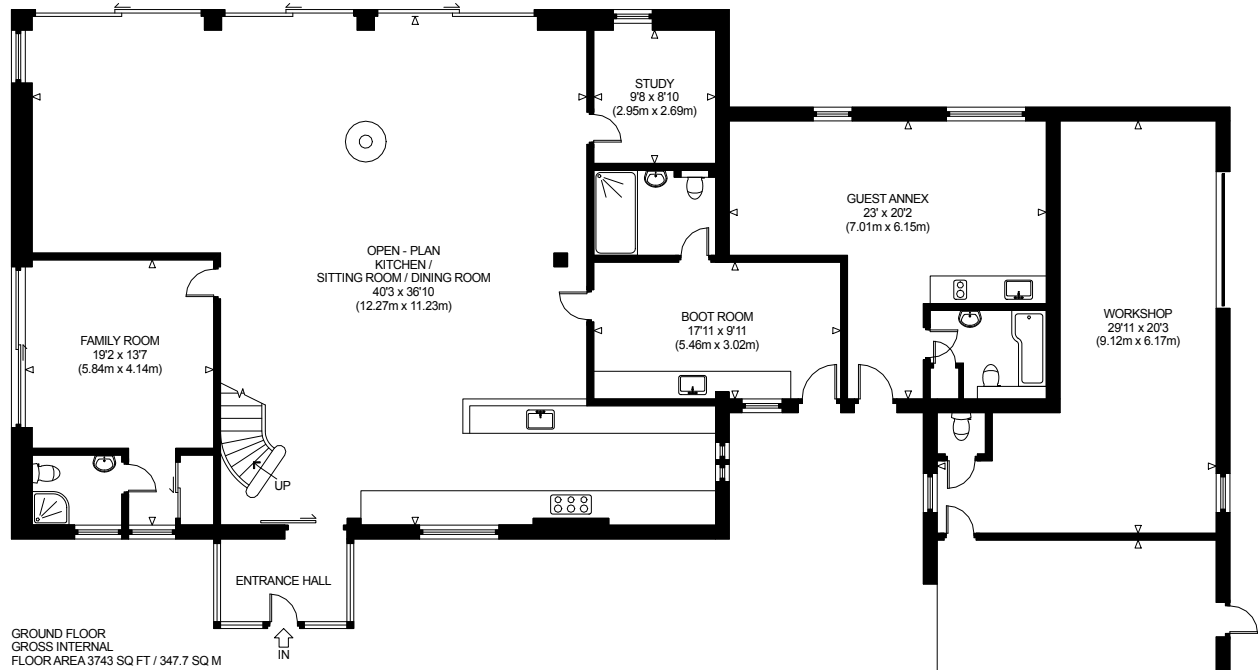
The Living Area is based around a striking central freestanding brushed metal stove which stretches from the ground floor through the double height void to the roof above and is designed to resemble the trunk of a tree, with feature lighting above to resemble the branches and leaves. The stove features a fitted matching metal hearth and integrated vacuum for easy cleaning. Adjoining the main living space is a Study which is ideal for those who need additional space to work from home. There is a Snug/Bedroom with En-suite Shower Room furnished with shower, basin, WC and Heated towel radiator also leading from the main room. The Utility Room is a large room fitted with ample storage for boots and coats, and a range of additional fitted cabinetry and plumbing for a washing machine and dryer, with an adjoining Cloakroom with a basin and WC. There is an external door from the Utility Room that leads out to the front driveway and is adjacent to the front door to the Bothy/Annexe.







EAST LINKS OF HEDDERWICK HILL
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5533 SQ FT / 514.0 SQ M
 (INCLUDING CARPORT / EXCLUDING VOID)
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 136 SQ FT / 12.6 SQ M





From the main space, an attractive staircase with an intricate wrought iron balustrade sweeps up in a gentle curve, ascending to the first-floor landing. The galleried landing offers access to five double bedrooms and a family bathroom and is fitted with a large storage cupboard with sliding doors. The Principal Bedroom suite features a Juliet balcony and floor to ceiling sliding window, with a south facing aspect overlooking the front garden and views to Belhaven Bay. An en-suite bathroom is modern and stylish in half-height grey tiles and is furnished with a freestanding bath, shower, twin basins, WC, and bidet. The second bedroom is similarly situated on the south facing side of the house with a Juliet balcony and sliding window. It is furnished with an en-suite shower room fitted with shower, basin, and WC. The third double bedroom also benefits from an ensuite shower room with basin and WC. Two further double bedrooms offer ample accommodation for a large family or visiting guests. A Family Bathroom with bath, shower, basin and WC provides further facilities.

BOTHY/ANNEXE

A door from the driveway opens to the hall and into the studio room. The space is bright and generous, and consists of a bedroom area, lounge and kitchen area. There is a modern bathroom with bath and shower over, basin and WC.







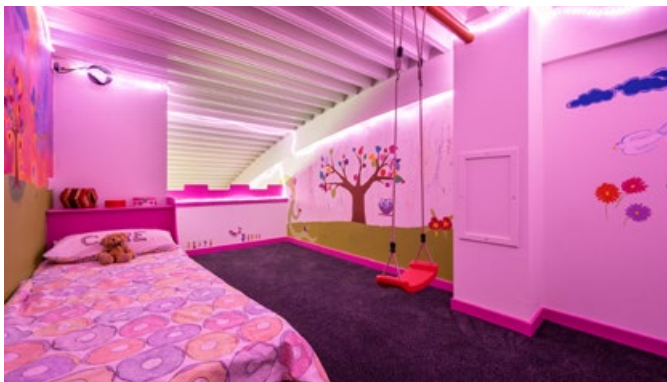
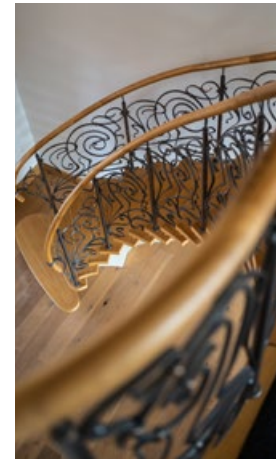
GARAGE AND OUTBUILDINGS

There is an open sided garage with space for 3 vehicles as well as a further garage/workshop with electric rolling door that is accessible from a rear entrance to the garden at the back of the grounds. Across from the front door to the house is an attractive Greenhouse with built in irrigation system. There is a timber log store.

GARDEN

A spacious walled garden surrounds the house, providing secure and generous outside space for all the family to enjoy. The grounds are entered through an electric gate with intercom system, and a concrete driveway leads to a large turning circle with ample parking in front of the open sided garage. The gardens are predominantly laid to lawn, with established fruit trees around the perimeter, and a large section of woodland to the north. A dog run/kennel is adjacent to the Greenhouse, with an ancillary kennel for visiting pets.





GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some items including artwork may be available by separate negotiation. The whitegoods are included in the sale price.

Services

Mains electricity and water, with air source heat pump 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 EH42 1XF

EPC – Band B

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.

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.





RETTIE

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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.