



CLUNY

5 HADDINGTON ROAD | MUSSELBURGH | EAST LOTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Entrance Vestibule, Reception Hall, Sitting Room, Drawing Room, Dining Room, Snug/Family Room, Kitchen, Study, Utility Room and Store, and WC/Cloakroom

First Floor: Landing, Principal Bedroom with Nursery/Dressing Room, Four Double Bedrooms, and Two Bathrooms

Garden: Generous front and rear gardens with access from 3 directions and a spacious gravel parking area accessed from Mayville Bank

About: 0.38 acres

CLUNY

5 HADDINGTON ROAD, MUSSELBURGH, EAST LOTHIAN, EH21 7PT

A generous period family home set in large mature gardens, with a series of spacious reception rooms and 5 double bedrooms within easy commuting distance from Edinburgh via road or rail

Musselburgh 1 mile, Edinburgh 7 miles, Edinburgh Airport 18.5 miles (All distances are approximate).





SITUATION:

Accessible from both Ravensheugh Road and Haddington Road, and with additional pedestrian access to Haddington Road, Cluny enjoys a secluded but convenient position, benefiting from an elevated aspect and large private gardens.

Musselburgh has a bustling High Street with a mix of local shops, restaurants, and cafés, as well as banks, a doctor surgery, and a range of Supermarkets within the town. Further retail opportunities include the nearby shopping complex at Fort Kinnaird which provides an extensive range of shops including Marks & Spencers, a selection of restaurants, and an Odeon Cinema Complex. There are a variety of sporting and leisure amenities in the vicinity including the Musselburgh Links Golf Club, Musselburgh Racecourse and Levenhall Links Leisure Park and Lagoons on the doorstep, as well as close proximity to the Beach and coastal walks.

There are regular train services to Edinburgh from nearby Wallyford Station as well as excellent bus links. The proximity of the City Bypass and the A1 provides fast and easy access to Edinburgh Airport and motorway links to the rest of the country. Cluny lies in the catchment for Pinkie St Peters primary school and Rosehill High School, with Loretto School providing a local private schooling option within walking distance. Further private schooling options are available in Edinburgh.

DESCRIPTION:

Cluny is a stunning large period family home, with a selection of 4 spacious reception rooms and 5 generous double bedrooms ideal for a large family or multi-generational household. Cluny is set in gardens extending to 1/3rd of an acre and enjoys far reaching views from the first floor over to Arthur's Seat, Edinburgh, and across the Firth of Forth to Fife.

Entering the house through the attractive red front door, the entrance vestibule shows off a beautiful Victorian mosaic tile flooring and leads through a striking stained-glass door to the Reception Hall. The Hall offers access to all of the main rooms on the ground floor and also has a useful Cloakroom fitted with a basin and WC. The Sitting Room is a bright and spacious room at the front of the house, with a large open fire with handsome marble mantelpiece and a large bay window that overlooks the front patio and driveway. Beyond the Sitting Room is the Snug/Family Room which is an inviting and cosy room with a wall of built in bookshelves and a wood burning stove, as well as a large window overlooking the rear courtyard and gardens.

The Dining Room is at the front of the house and features a decorative fireplace with gas fire and traditional Edinburgh Press cupboard and offers a spacious room to entertain family and friends around the table. Across the hall is the Kitchen which is fitted with a range of base and wall mounted cabinets supplied by Magnet with a central island and breakfast bar. The kitchen is fitted with integrated appliances that include a Bosch dishwasher, AEG fridge, microwave, and a Belling range cooker with 5 ring gas hob and electric ovens. Two ceiling mounted clothes pulleys offer additional space to dry washing. A door from the kitchen opens into a traditional larder/pantry which provides additional storage. The back porch also leads from the kitchen with a back door to the garden and to the Utility Room. The Utility Room has plumbing for a washing machine and an additional Belfast sink and cabinetry for further storage.

Returning to the hall, a door at the end of the corridor opens into the Drawing Room. Currently set up as a games/play room, the Drawing Room is a very generous space that would suit a variety of uses, including a larger dining space or a formal reception room. A fireplace with gas fire features attractive detailed tile surround with a stone mantle and provides a focal point for the room and two traditional Edinburgh press cupboards offer built in storage. The back hall leads from the Drawing Room and provides access to the Study, which benefits from an open outlook through the large window to the rear courtyard and garden beyond. The back hall also provides access into the kitchen.

Ascending the grand staircase from the hall, the first-floor landing provides access to 5 double bedrooms and two bathrooms. The Principal Bedroom is located at the end of the landing and is a spacious room with a large bay window. There is a feature fireplace and an adjoining dressing room which has also served as a nursery for young family. Two double bedrooms at the front of the house enjoy stunning views out over Musselburgh racecourse to Arthur's Seat and Fife. The two double bedrooms at the rear of the house overlook the gardens. All the bedrooms are large double rooms, and there is access to the eaves for further storage. There are two bright and well-appointed bathrooms on the first floor, the main bathroom being adjacent to the principal bedroom, and fitted with a large bath with rainfall shower over, freestanding basin, and WC. The second bathroom is accessible from the landing, and is fitted with a bath with shower over, and vanity with basin and WC built in.



OUTBUILDINGS:

There is a large garden store/bothy to the rear of the house, with ample space for garden tools and bicycles. There is an adjoining wood store.

GARDEN:

There are extensive gardens at Cluny accessible from Ravensheugh Road and Mayville Bank, with a variety of different areas to enjoy. At the front of the house, accessible from Mayville Bank, is a large driveway with ample space for multiple vehicles. Steps lead up to the house, and there is a patio area ideal for enjoying the elevated position of the house and dining alfresco in the warmer months. A paved path leads round to the back of the house where there are two spacious courtyards and steps that lead up to the main garden, which is predominantly laid to lawn, with a variety of established trees that include two large cherry blossom trees. The boundary is planted with established herbaceous borders and mature shrubs. A path leads back to the front of the house on the south side of the building, and down to a further grassy area that features more mature trees including an apple tree that produces large cooking apples.

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, drainage, and water, with mains gas 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 property is EH21 7PT

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.

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:

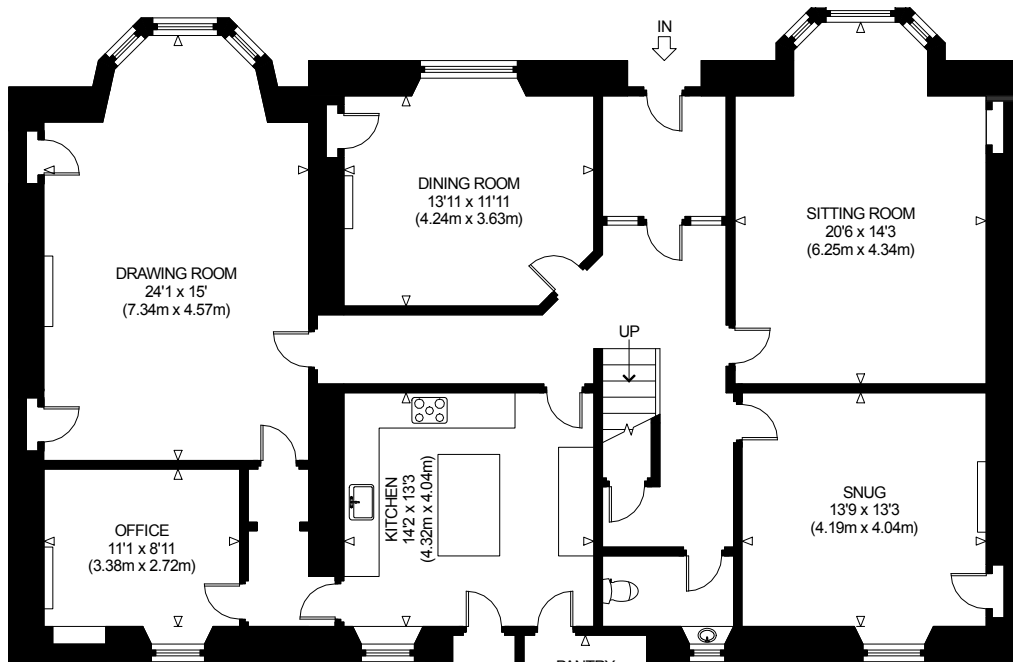
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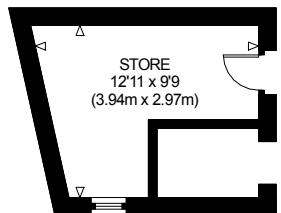
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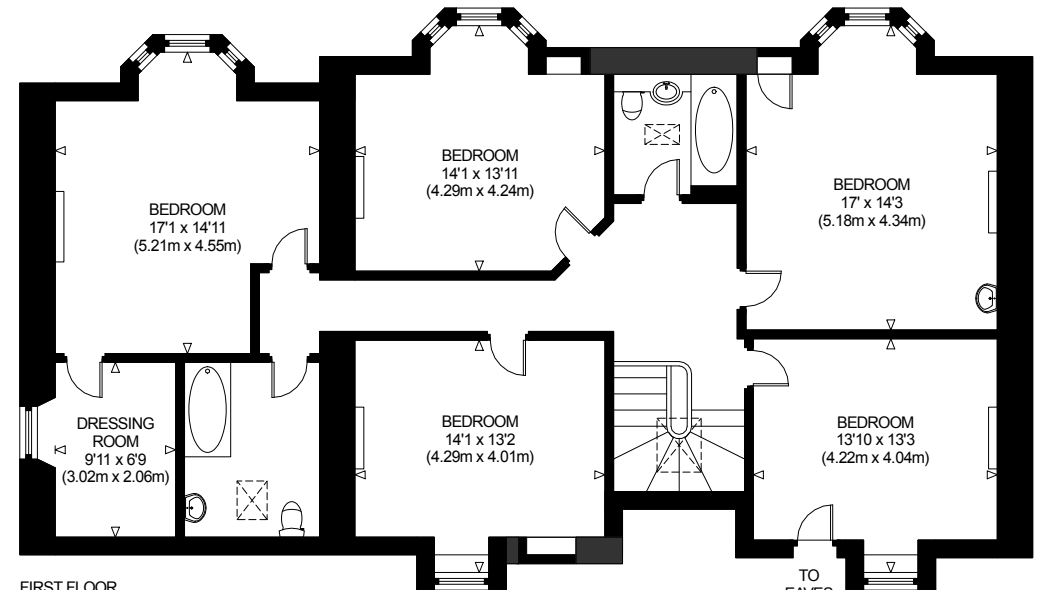




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1912 SQ FT / 177.6 SQ M



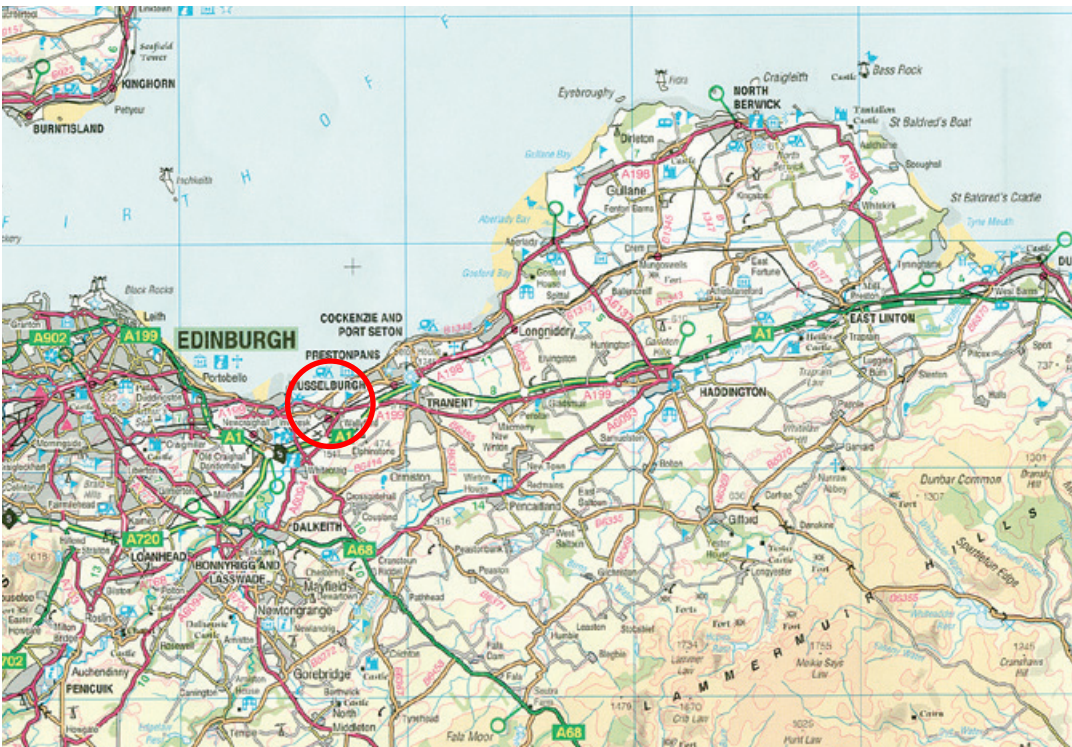
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 115 SQ FT / 10.7 SQ M



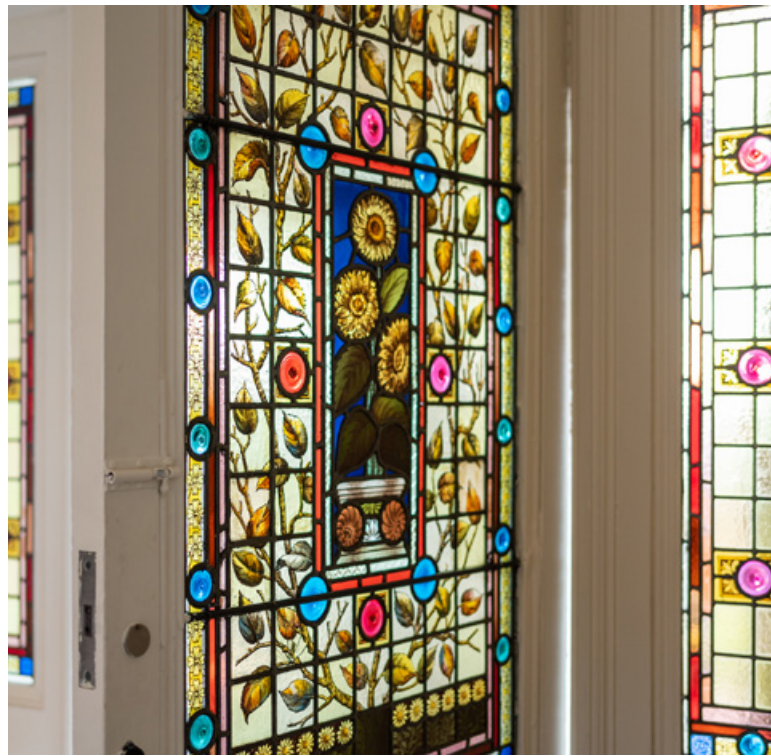
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1414 SQ FT / 131.4 SQ M

CLUNY HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3326 SQ FT / 309.0 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 115 SQ FT / 10.7 SQ M
TOTAL COMBINED FLOOR AREA 3441 SQ FT / 319.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.