



FOX COTTAGE

CARBERRY COURTYARD | MUSSELBURGH | EAST LoTHIAN



RETTIE





Summary of Accommodation

Ground Floor: Entrance Hall, Open Plan Kitchen-Sitting-Dining Room, Bedroom/ Study and Shower Room.

First Floor: Landing, Principal Bedroom, Double Bedroom and Family Bathroom.

Garden: Front Garden

Double Garage: Double Garage to the rear of the property.

About:

FOX COTTAGE

CARBERRY COURTYARD, MUSSELBURGH, EAST LOTHIAN, EH21 8PY.

A charming, fully renovated 3-bedroomed courtyard house, dating from the mid 1800's with private front garden, a double garage and nestled within picturesque parkland, yet easily commutable to Edinburgh.

Musselburgh 2.5 miles, Edinburgh 9 miles, Edinburgh Airport 17 miles (All distances are approximate).





SITUATION:

Fox Cottage is a terraced courtyard house situated in Carberry Courtyard, which sits in the heart of the famous Carberry Tower Estate. The property benefits from access to the renowned Carberry Tower Mansion House Hotel, and woodland walks through the neighbouring Buccleuch woodlands.

Often visited by the late HM the Queen and her family, Carberry Tower dates back to 1480 when its first foundation stone was laid and has been host to Kings and Queens over the centuries. Carberry Tower is now a transformed 4-star luxury hotel with an award-winning Bistro.

The nearby town of Musselburgh is the largest town in East Lothian and most convenient commuter base allowing easy access to Edinburgh city centre (9 miles). There is a frequent commuter rail link from Musselburgh, Wallyford and also Fort Kinnaird Stations and excellent bus services into Edinburgh. A park and ride and road networks linking with the A1 and City By-pass provide easy access to Edinburgh International Airport.

Musselburgh has excellent public and private sector schooling, including the well reputed Loretto School. The town, enjoys a picturesque location, featuring a working harbour for pleasure boats, delightful walks and cycle tracks along the river Esk; a choice of golf courses, theatre, famous racecourse, sports facilities along with protected open countryside. The nearby retail/ leisure park at Fort Kinnaird at Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

DESCRIPTION:

Fox Cottage is a beautiful stone built mid-terraced property under a new slate roof that has benefitted from a recent full refurbishment programme and now offers versatile and modern accommodation over two floors. The property sits back from the estate road behind its own private front garden with parking for four cars at the front of the property and a double garage to the rear.

A paved path leads through the front garden to the front door, opening to a welcoming entrance hall giving access to the principal rooms on the ground floor. From the entrance hall a semi-glazed door opens to a generously sized open plan kitchen-sitting-dining room, which is bathed in natural light from the dual aspect windows. The kitchen has a range of wall and base mounted units with work surfaces, a stainless-steel one and a half basin and integrated appliances including an oven, a four ring induction hob and extractor fan above, a dishwasher, fridge/freezer and an AEG washing machine. The sitting/ dining room is a generously sized room with dual aspect featuring a Morso Owl log burning stove on a slate plinth and a French door that opens to the rear courtyard. From the sitting area a door opens to a study/bedroom which again has a dual aspect and features built in shelving. Completing the accommodation on the ground floor is a shower room with walk in shower cubicle with electric shower, wc and basin.





Returning to the open plan kitchen-sitting-dining room stairs ascend to the large first-floor landing giving access to a principal bedroom, further double bedroom, family bathroom and large landing cupboard.

Both the principal bedroom and double bedroom have a dual aspect from velux windows and built in wardrobes. The family bathroom has a bath with overhead mains shower, basin and wc. Completing the accommodation on the first floor is a large landing cupboard which houses the hot water cylinder and wet central heating unit for the first floor, with plenty of space for storage and drying.

GARDEN:

The garden has a fenced boundary with wrought iron gate opening on to the generous private parking area. The garden is gravelled and bordered by flower beds which offer an array of mature plants, such as Wisteria, clematis, shrubs and specimen trees.

DOUBLE GARAGE:

There is a double garage to the rear of the property within a communal courtyard, where there is further parking for two cars.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All blinds; log store' 'sentry box' garden tool shed.

Services:

Mains Electricity, Water and Drainage with Electric Central Heating.

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 EH21 8PY.

EPC – C

Local Authority

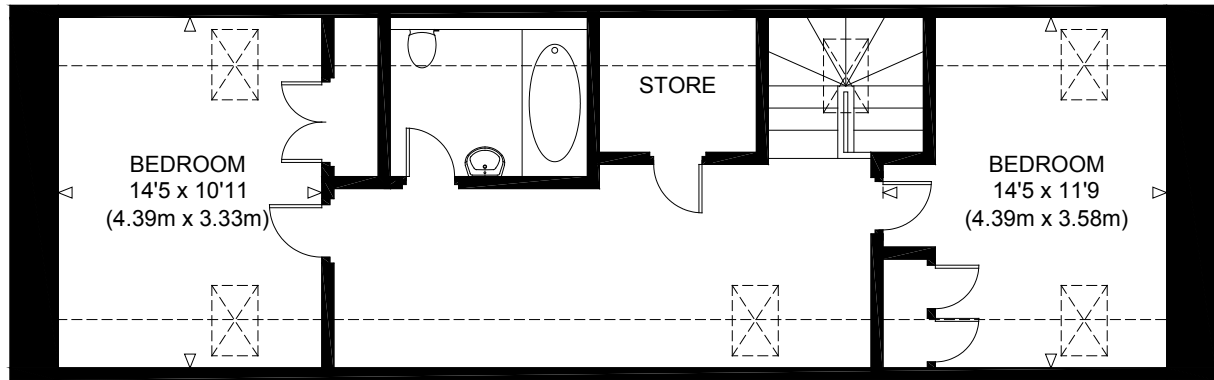
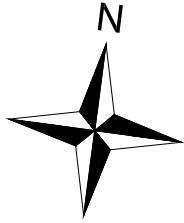
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827.

Council Tax: Band – E

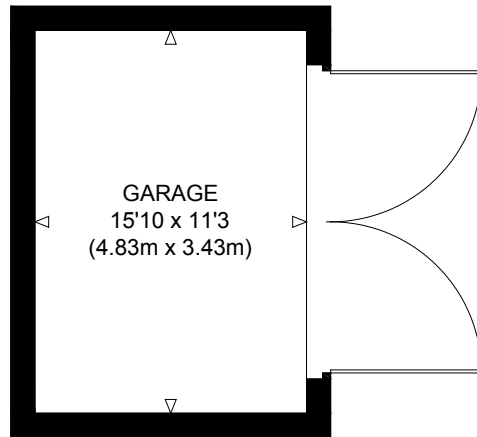
Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

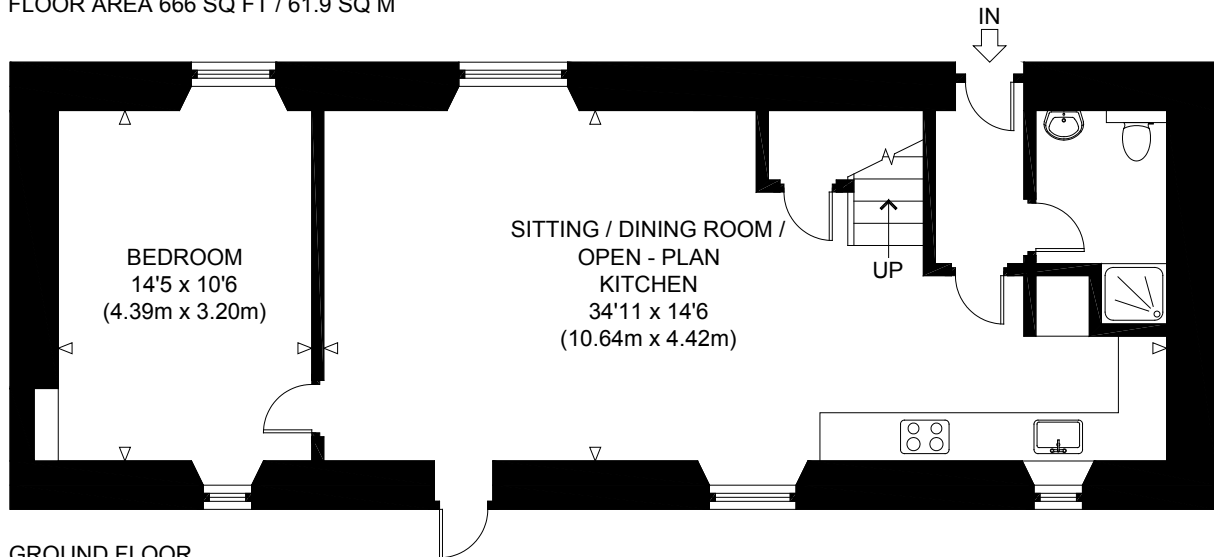




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 666 SQ FT / 61.9 SQ M

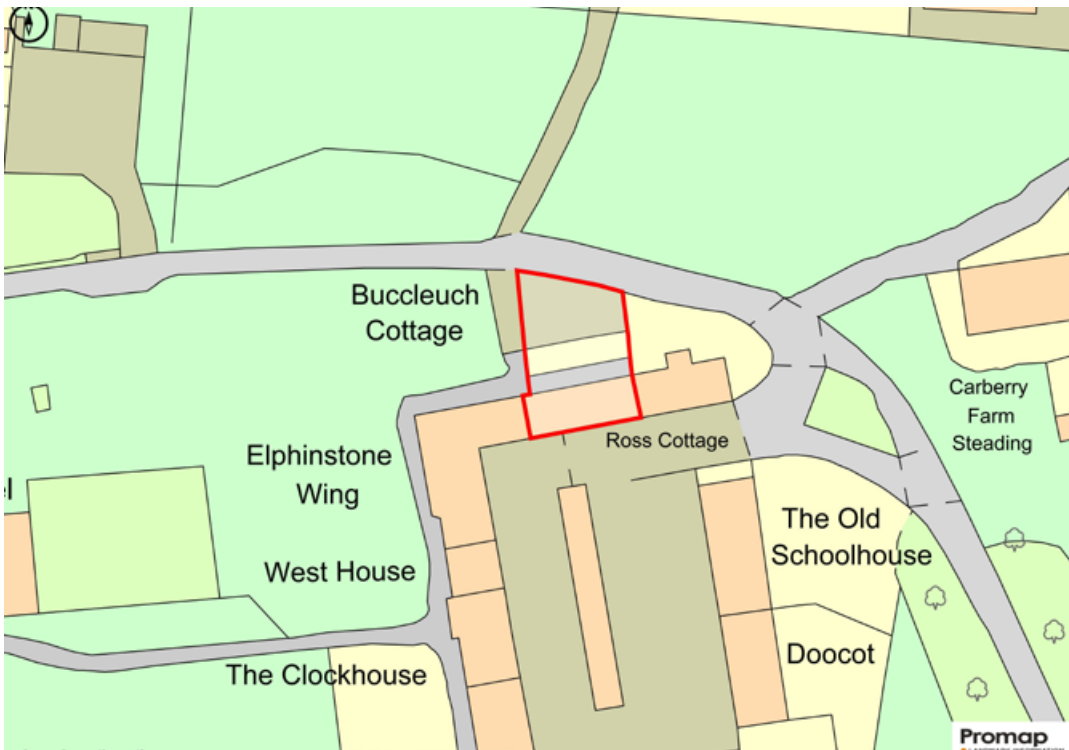


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 178 SQ FT / 16.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 689 SQ FT / 64.0 SQ M

FOX COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1355 SQ FT / 125.9 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
EXTERNAL GARAGE AREA 178 SQ FT / 16.5 SQ M
TOTAL COMBINED FLOOR AREA 1533 SQ FT / 142.4 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.



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.

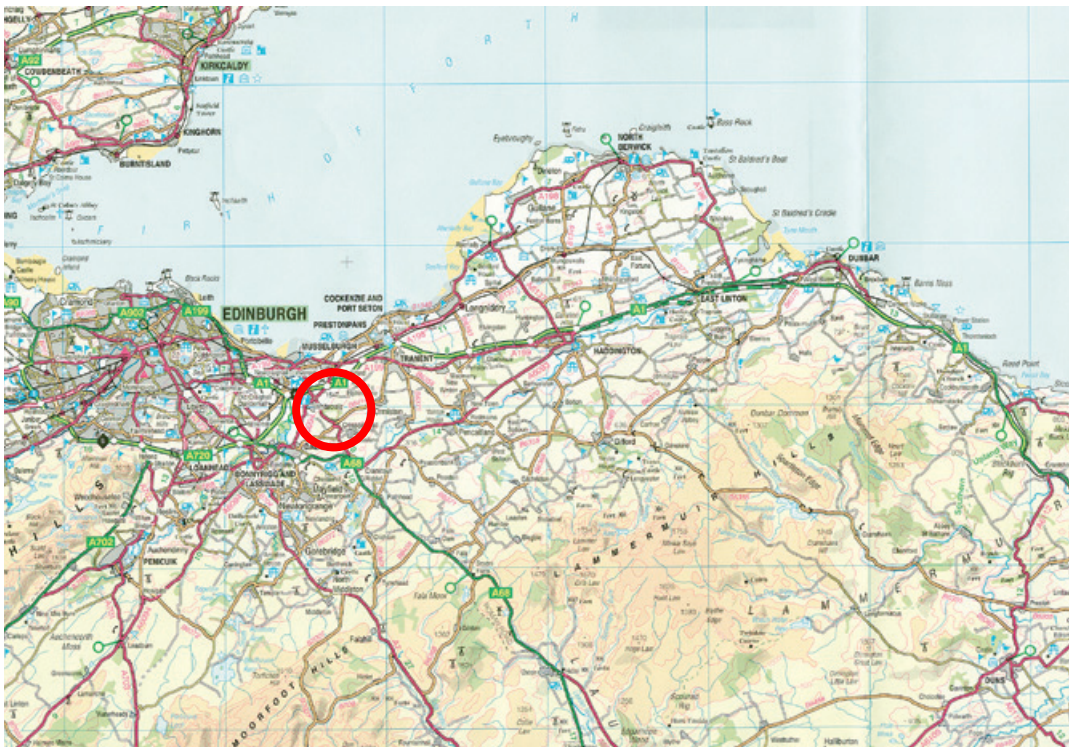
Servitude Rights, Burdens & Wayleaves:

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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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.