



## STUART HOUSE

*7 High Street, Musselburgh, East Lothian, EH21 7AD.*



## STUART HOUSE

7 High Street, Musselburgh, East Lothian, EH21 7AD.

**A beautifully renovated 3-4 -bedroom B-Listed, 16th-century terraced house, rich in history, within walking distance of Musselburgh's amenities and commuting distance of Edinburgh**

Edinburgh 6.5 miles, Edinburgh Airport 19.4 miles (All distances are approximate).

---

### Summary of Accommodation

**Ground Floor:** Entrance Hall, Kitchen, Sitting/Dining Room.

**Half Landing:** Bathroom.

**First Floor:** Two Double Bedrooms, Sitting Room/Double Bedroom, Two Cupboards.

**Second Floor:** Principal Bedroom with En Suite Shower Room, Cupboard.

**Courtyard Garden:** Private rear courtyard garden with a paved patio, raised flower beds and water feature.



# STUART HOUSE

7 High Street, Musselburgh, East Lothian, EH21 7AD.



## Situation:

Musselburgh, situated in East Lothian, stands as the principal town of the region, offering an ideal commuter hub for convenient access to Edinburgh's city centre (6 miles). There is a frequent commuter rail link from both Musselburgh and Wallyford 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 nurseries, as well as public and private sector schooling, including the reputable Loretto School, within easy walking distance of the property. The town enjoys a picturesque location, there is a working harbour for pleasure boats, beaches, delightful walks, and cycle tracks along the river Esk, a choice of golf courses, theatre, famous racecourse, sports facilities and protected open countryside. Nearby the house is Musselburgh Racecourse and the oldest Golf Course in the world still being played, Royal Musselburgh Golf Club played here from around 1760 to 1925 and local legend has it that Mary Stuart and her son, James VI, played on The Old Links. The 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:**

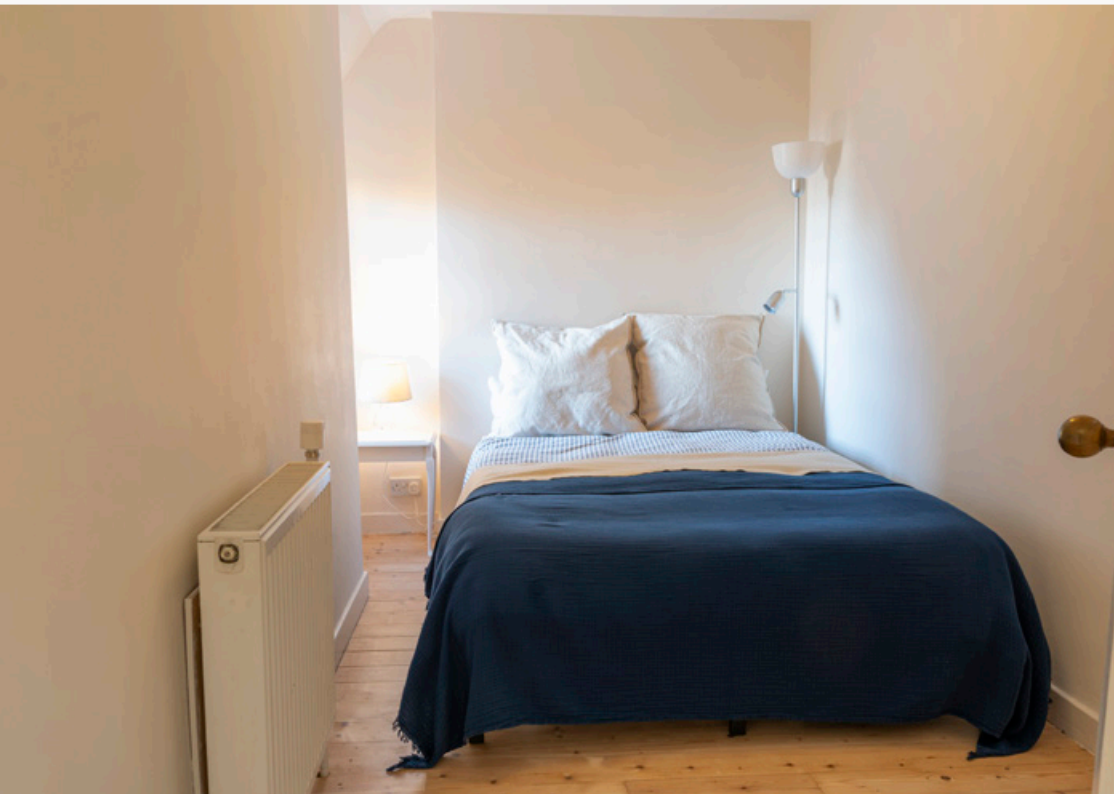
Stuart House is a magnificent B-Listed terraced house with an ochre render façade under a tiled roof. The four distinctive stone-carved finials positioned above the windows on the upper exterior floor are heraldic stonework - depicting a Celtic crescent, a rose, a fleur-de-lis, and a thistle - are believed to symbolize the countries of Ireland, England, France, and Scotland respectively.

The property is steeped in history holding a rich historical legacy, and it is thought to be one of the oldest properties in Musselburgh, believed to date back to the 1500s. According to The Royal Commission for Ancient and Historical Monuments of Scotland, the building was initially intended to be the residence of the French Ambassador. Later, around 1650, it transitioned into operating as the commercial Carriage Inn, before extensive residential renovation.

The property is accessed through a double gate, leading to a pend where there is ample external storage. Upon entering through the front door, you're welcomed into an inviting entrance hall. The sitting room boasts a dual aspect with views over both the front and rear, featuring a wood-burning stove, built-in shelving, a pantry store, additional cupboard, and French doors opening to a courtyard garden. The kitchen has a range of floor and base mounted units, a Belfast sink, a built-in dishwasher, an integrated Neff microwave, a freestanding oven with a four-ring gas hob above, washing machine, tumble dryer and fridge/freezer. The kitchen also has a cupboard housing the gas boiler and a large pantry store with extensive shelving and drawers. Returning to the entrance hall, there is an additional spacious coat cupboard with shelving.

A winding carpeted stone staircase, ascends to the half landing, where a bathroom is situated with a bath equipped with a shower attachment, WC, basin and a heated towel rail.





---

The first floor hosts a generously sized sitting room, which could alternatively serve as a bedroom, boasting a handsome original fireplace. The sitting room features original sanded and sealed flooring, with a captivating detail of engraved signatures on one of the windowpanes, believed to date back to the 1790s when the property functioned as an inn. Additionally, there is a spacious double bedroom with a large walk-in wardrobe and a separate cupboard with shelving, again showcasing original sanded and sealed flooring, along with a smaller double bedroom. Two cupboards on the first-floor landing offer shelving and storage space.

Ascending to the second floor, the principal bedroom awaits, offering ample space with alcove shelving, a large freestanding wardrobe and an ensuite shower room featuring a tiled floor with underfloor heating, a walk-in shower cubicle, basin, WC, and heated towel rail. The principal bedroom provides access to a partially floored loft. Adjacent to the second-floor landing lies a spacious priest hole, presently utilized for storage, believed to have been used for hiding priests during the Reformation.

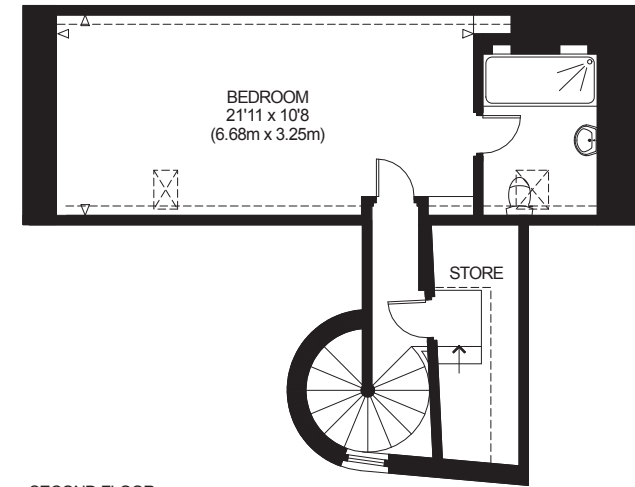
Each room is fitted with a Tado thermostat (smart heating and energy management), controlled via mobile app.

#### **Courtyard Garden:**

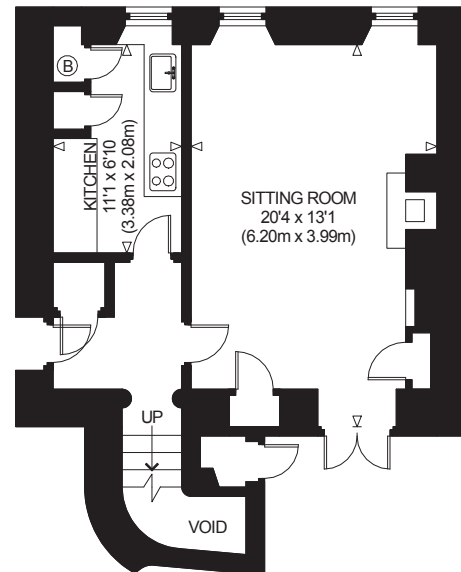
To the rear of the property is a charming private courtyard garden, with raised flower beds and a water feature, with an external store.



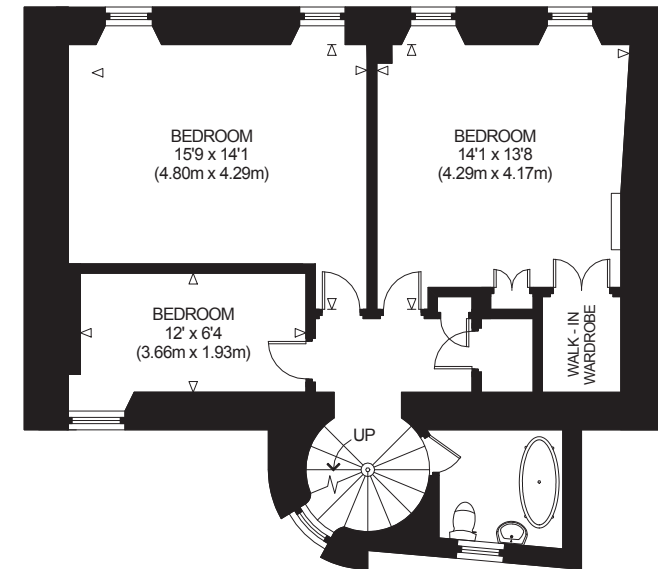
# Layout.



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 415 SQ FT / 38.6 SQ M



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 436 SQ FT / 40.5 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 659 SQ FT / 61.2 SQ M

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place  
Edinburgh  
EH3 6DH



## GENERAL REMARKS AND INFORMATION:

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

### Note

There is a right of access granted via the pend and close to the next-door neighbour. Please refer to agent for a copy of the title plan and deed on request.

### Listed Building

B-Listed

### Services

Mains electricity, water, drainage and gas central heating.

### Viewing

Strictly by appointment only 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 7AD.

### EPC

Band D.

### Local Authority

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

### Council Tax Band

Band D.



---

### 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.





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.

**RETTIE**

- 📞 0131 624 4183
- ✉ mail@rettie.co.uk
- 🏠 11 Wemyss Place  
Edinburgh  
EH3 6DH

