



# 6 HOBENS DRIVE

NORTH BERWICK | EAST LOTHIAN



**RETTIE**





### Summary of Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Living Room, Utility, Cloakroom and Understairs Cupboard.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room, Three further Double Bedrooms One with En Suite Shower Room, a Family Bathroom and Two Hall Cupboards.

**Garden:** A beautifully landscaped private rear garden, laid to lawn with steps down to a paved patio area, with an array of mature plants and specimen trees.

**Garage:** Integral single garage, with electricity.

**About: 0.08 Acres**

# 6 HOBENS DRIVE

**NORTH BERWICK, EAST LOTHIAN, EH39 5GZ.**

An immaculate 4-bedroom family home, with landscaped garden, an integral garage, within walking distance of North Berwick's amenities and commuting distance to Edinburgh.

North Berwick Train Station 1.8 miles, Gullane 6 miles, Edinburgh 27 miles, Edinburgh Airport 37 miles (All





#### SITUATION:

North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples with a Tesco Superstore and Aldi all within walking distance of the property. There is good local primary schooling and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar. North Berwick has two excellent golf courses, a yacht club, rugby club, tennis courts, sports centre with swimming pool, a variety of restaurants and cafes. There is a luxury spa, gym and leisure club at the nearby Marine Hotel.

Edinburgh can be reached in around 45 minutes by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre in 30 minutes. It is little surprise that this affluent coastal town amidst such glorious scenery is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.

#### DESCRIPTION:

6 Hoben's Drive is a modern detached home with a render façade under a tiled roof, with comfortable and spacious accommodation laid out over two floors. A shared road arrives to a private driveway where there is parking space for two cars in front of the single garage. The front door is sheltered by a handsome timber framed porch, which opens to a welcoming entrance hall with a beautiful parquet Amtico floor that runs through the hall and into the open plan kitchen-dining-living room.

The sitting room is a generous size with views out over the front garden with double French doors that open to the open plan kitchen-dining-living room, perfect for modern family living. The kitchen area has a range of wall and base mounted units, with composite stone worksurfaces, stainless steel basin, and all integrated Siemens appliances including an oven, grill and microwave, five ring induction hob with extractor fan above, dishwasher and fridge/freezer. In the dining area there is space for a dining table and chairs, opening to the living area, which has beautiful views over the rear garden with bi-fold doors opening to a paved patio area and garden.

The utility room has a range of wall and base mounted units with space for a washing machine and tumble dryer with a back door opening to the rear garden and an internal door opening to the integral single garage, which houses the gas boiler. Completing the accommodation on the ground floor is a cloakroom with wc, basin and heated towel rail.

Returning to the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom with en suite shower room, three further double bedrooms one with en suite shower room, two cupboards off the landing and access to a partially floored loft.

The principal bedroom is a bright and spacious room with built-in wardrobes and an en suite shower room with tiled floor, WC, bidet, twin basins, large walk-in shower cubicle, with drencher showerhead and separate handheld shower attachment. The adjacent double bedroom features partial views of the Forth of Fife with built-in wardrobes and an en suite shower room with walk-in shower cubicle, drencher showerhead and handheld shower attachment, WC and basin. Across the landing a third double features built-in wardrobes. The fourth bedroom is currently utilised as a study but could be easily repurposed as a bedroom. Completing the accommodation on the first floor is a family bathroom with bath, walk-in shower cubicle with drencher showerhead and handheld shower attachment, basin with mirror above, WC, linen cupboard and storage cupboard.

#### GARDEN:

A private landscaped garden with a paved patio area and lawn bordered by colourful flower beds with an array of mature plants and shrubs. Steps drop down to a paved patio area stretching the width of the garden, with raised sleeper beds, planted with eucalyptus trees, offering the perfect spot for al fresco dining. The garden also benefits from outside lighting and an outside tap.

#### GARAGE:

The integral single garage has electricity and houses the gas boiler, with an EV charge point at the front of the property.

#### GENERAL REMARKS AND INFORMATION:

##### Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH39 5GZ.

##### Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The light fittings in the open plan kitchen-dining-living room and sitting room will be removed as well as the curtains, the shutters and blinds will remain. Other items available by separate negotiation.

##### Services:

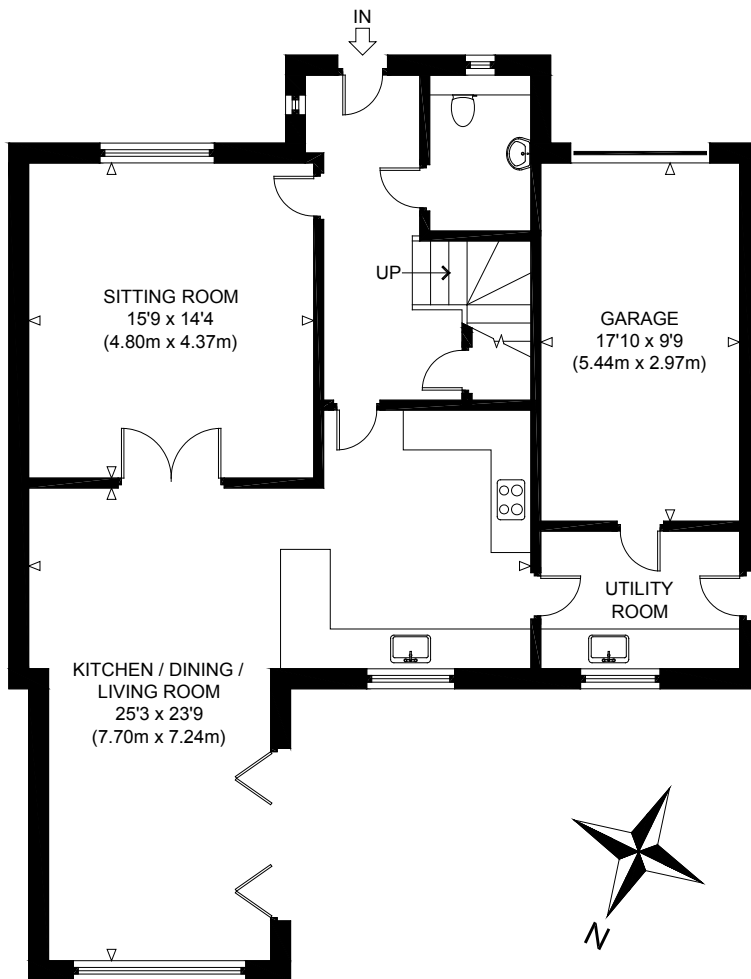
Mains electricity, water, drainage and gas central heating. Solar photovoltaic (PV) panels on the roof and EV Charge Point to the front of the property.

##### Note:

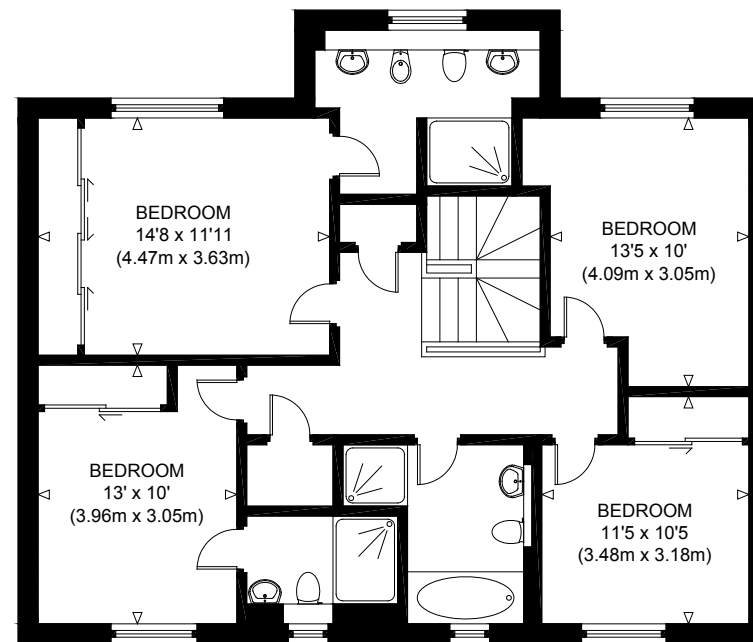
The EV charger allows vehicle charging from PV solar panels and grid. The PV panels also feed unused energy to the grid providing income for the owner.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1122 SQ FT / 104.2 SQ M



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 959 SQ FT / 89.1 SQ M



HOBEN'S DRIVE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2081 SQ FT / 193.3 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

Copyright © exposure  
www.photographyandfloorplans.co.uk







**Viewing:**

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

**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:**

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**

11 Wemyss Place,  
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

[www.rettie.co.uk](http://www.rettie.co.uk)

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.