



BRAEBURN LODGE

North Berwick, East Lothian, EH39 5DE.



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A fantastic 5-bedroom family home, with beautiful wrap around garden, integral single garage, within walking distance of North Berwick's amenities and commuting distance of Edinburgh.

North Berwick Train Station 0.7 miles, Gullane 3.7 miles, Edinburgh 23 miles, Edinburgh Airport 32 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Conservatory, Utility Room, Two Double Bedrooms and a Shower Room.

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

Garden: A beautiful front and rear garden, both predominantly laid to lawn with herbaceous borders providing colour throughout the year. To the rear there is a paved patio area perfect for alfresco dining and a vegetable garden with greenhouse

Garage: Integral Single Garage.

About: 0.20 Acres



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Situation:

Braeburn Lodge is situated within a quiet residential setting off the Western approach to North Berwick, within walking distance of the train station, beach and towns amenities. 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. There is a good local primary school 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 club, 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. The town also plays host to the immensely popular Fringe by the Sea festival. Edinburgh can be reached by car, or by a well timetabled train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town is regularly voted best seaside town/place to live in Scotland amidst such glorious scenery and is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.



Description:

Braeburn Lodge is approached via a short, shared entrance that opens to a private drive with ample parking at the front and side of the property and single car garage. The house features a partial stone and render façade under a tiled roof, with double glazing throughout.

The front door opens to the entrance vestibule with glazed door opens to a welcoming entrance hall. The sitting room is a bright and spacious room with triple aspect and a gas fireplace under a wooden mantel. Double doors open to the garden and further double doors open to the dining room. The dining room is a generously sized room with space for a large dining table and chairs, with door that opens to the kitchen/breakfast room.

The kitchen/breakfast room has a range of Crosby solid oak-faced wall and base mounted units with a double basin overlooking the rear garden. A central island provides additional cupboard and drawer storage. Modern Neff appliances include an integrated oven and microwave/fan oven with four ring induction hob with extractor above, a Neff American style fridge/freezer with water and ice dispenser, and an integrated Bosch dishwasher. The breakfasting area has space for a dining table and chairs, with sliding doors that open into a conservatory, which is fully glazed with sliding doors that open to the garden. From the kitchen a door opens to the utility room, with a range of base mounted units, spacious tall cupboard for storage, space for a washing machine and tumble dryer, with a stainless-steel sink with drainer, and back door opening to the garden.



Completing the accommodation on the ground floor are two bedrooms (currently utilised as studies) both of which have built in wardrobes and overlook the front garden. Servicing these bedrooms is a shower room with a walk-in shower cubicle with drencher showerhead and separate handheld shower attachment, basin and heated towel rail. An under stairs cupboard is used for cloaks and other storage.

From the entrance hall stairs ascend to the first-floor galleried landing. Giving access to the principal bedroom which has a spacious walk in wardrobe, large built -in wardrobe and an en suite bathroom with bath, walk-in shower cubicle, twin basins and a wc. The adjacent room is another double bedroom, with a further double bedroom with built in wardrobes situated at the end of the landing which has an en suite shower room. Completing the accommodation on the first floor is a shower room with walk in shower cubicle, wc and a basin. From the landing there is access to a large walk in airing cupboard which houses the hot water cylinder with shelving for linen and to a further wardrobe cupboard



Garden:

The rear garden is south west facing and has a partially paved sandstone patio, perfect for alfresco dining which overlooks a gravelled area with granite water feature bordered by a low stone wall. The rear garden is predominantly laid to lawn with very pretty herbaceous border which is well stocked with mature plants and shrubs, providing colour throughout the year. A kitchen garden features two raised beds with a lavender border, featuring a bay tree, rosemary bush, an octagonal Alton cedar greenhouse, with a garden store and pedestrian gate leading out to the front drive. At the other side of the garden a paved path leads through a small orchard, with apple and plum trees, blackcurrant bush and raspberry canes. A beautiful trellis gate opens to the front garden, which is predominantly laid to lawn with a central pond. It has a herbaceous and perennial border, which is fully stocked with plants, shrubs and specimen trees.

Garage:

An internal door opens to a single garage, which has a range of cupboards, the gas boiler and space for a fridge/freezer. The garage door is electric.





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, water, drainage and gas with gas fired 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 EH39 5DE.

EPC: Band TBC

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.



Layout.

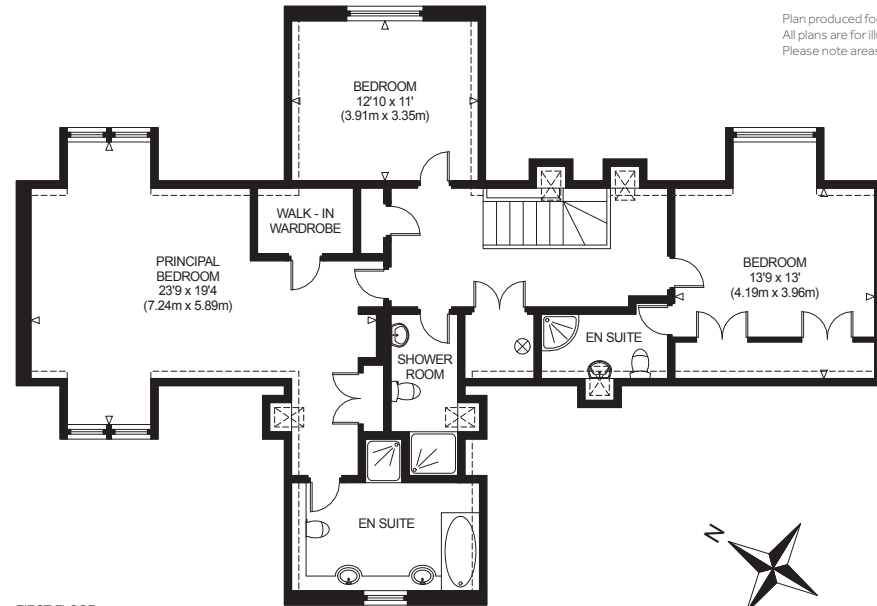
RETTIE

0131 624 4183

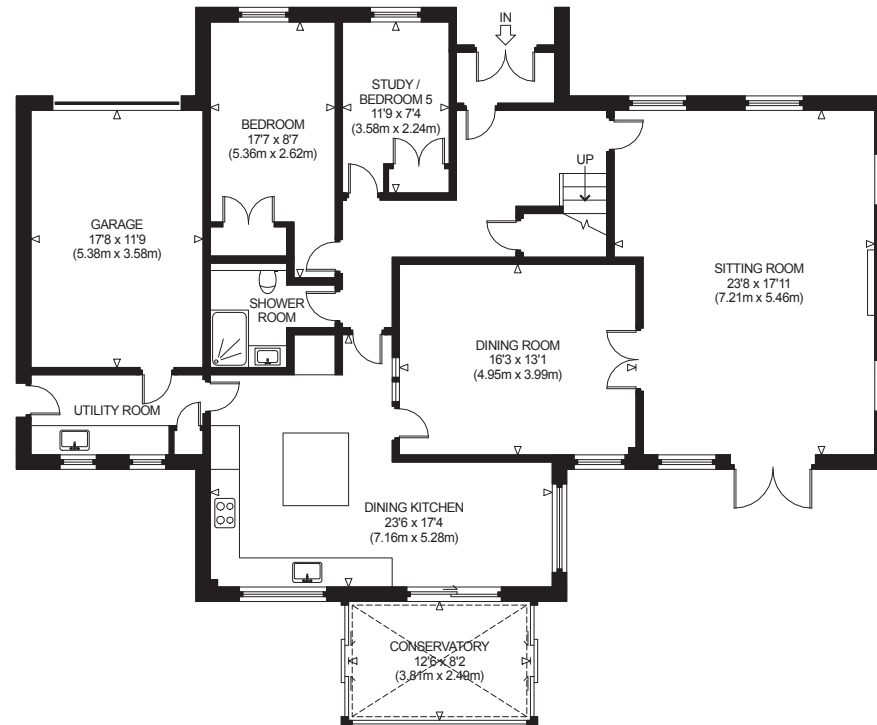
mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH

Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Please note areas within curved and angled walls are approximated.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1139 SQ FT / 105.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1830 SQ FT / 170.0 SQ M

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.

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