



BRIDGE HOUSE

EAST LINTON | EAST LoTHIAN



RETTIE

BRIDGE HOUSE

EAST LINTON, EAST LoTHIAN EH40 3AF.

Stylish architect designed, 3/4 bedroom home, overlooking the River Tyne in the heart of East Lothian.

Summary of Accommodation

Ground Floor: Entrance Hall, Open Plan Kitchen/Dining/Living Room, Double Bedroom/Study with Ensuite Bathroom, Utility Room and Shower Room.

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Two Double Bedrooms and Family Bathroom.

Garden: Garden with Laid Lawn and Sitooterie. Terraced Gardens, Leading Down to a Stretch of Private Riverbank.

Outbuildings: Insulated Workshop/Store and Log Stores.

About 0.31 Acres





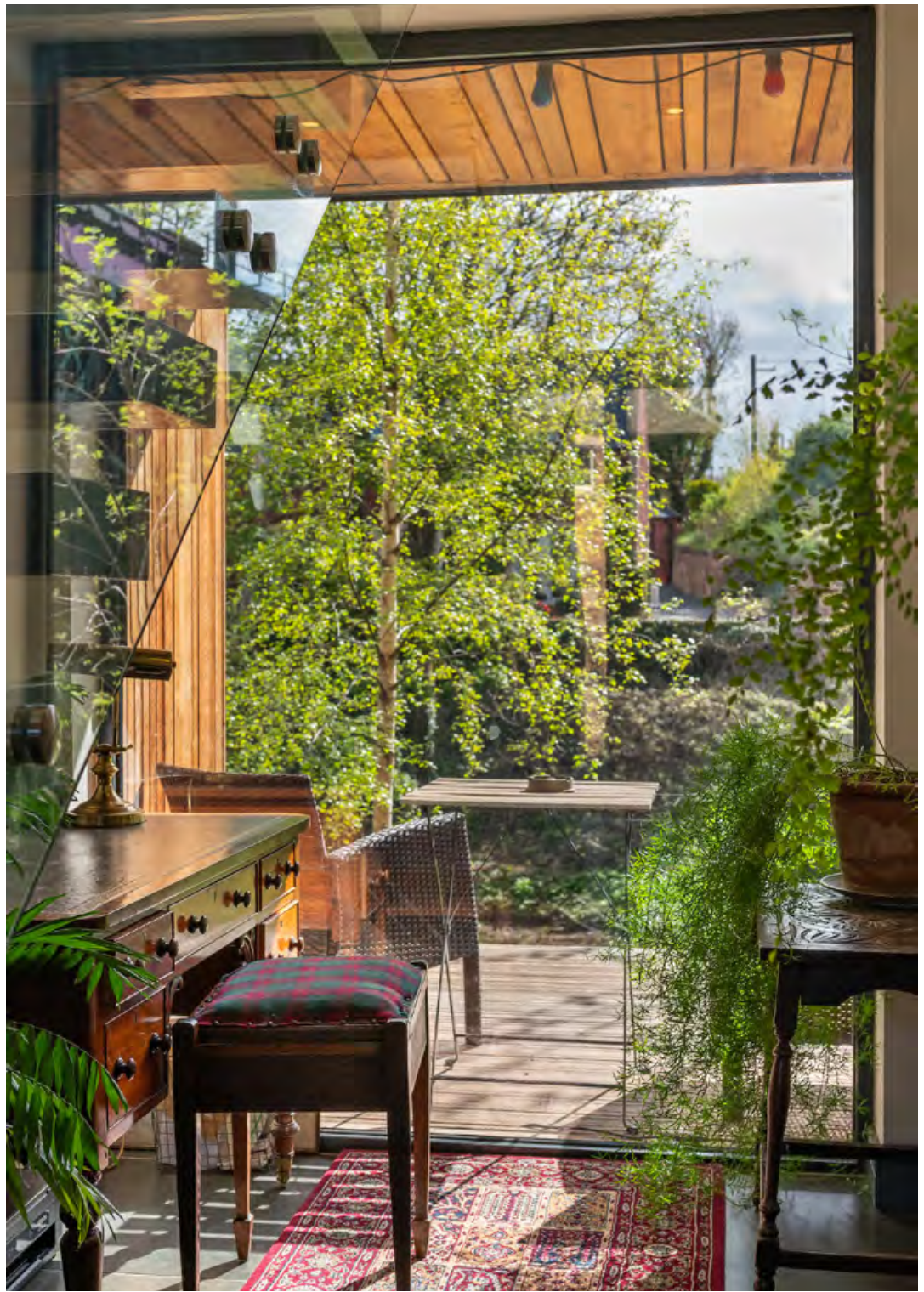


Situation:

Bridge House lies in the pretty conservation village of East Linton, with its newly opened railway station providing a frequent train service to Edinburgh. There are excellent local facilities including facilities including a Co-op, award winning butcher, bakery, post office, newsagent, hairdresser, two pubs/hotels, a library, church, GP practice and primary school. There is a great community spirit within the village with activities including art classes, cinema club, theatre group, bowling club, tennis club and keep fit classes. The Mart, a popular farm shop sells a wide array of locally sourced meat, vegetables, shellfish, and game. There is also a branch of the popular Bostock bakery and coffee house. There are numerous accessible countryside trails and paths, including along the beautiful River Tyne.

More substantial facilities can be found in the market town of Haddington where there are supermarkets, a leisure centre, schools, and High Street shopping. Both North Berwick and Dunbar are nearby and provide alternative shopping facilities including an Asda Store and a large Garden Centre at Dunbar. North Berwick has a lively town centre, an attractive harbour with several excellent hotels and restaurants. The properties are a short walk to the local primary school and are within the catchment area of the academically high achieving Dunbar Grammar School.

A wealth of sporting facilities are all within easy reach including East Lothian's championship links golf courses and wonderful sandy beaches along the coast. Popular coffee shops at Smeaton Nursery and Tynninghame are close by. As well as the newly opened railway station within easy walking distance, the nearby A1 gives ease of access to Edinburgh. A bus service runs direct from East Linton to the centre of Edinburgh, there are two bus services to Edinburgh the X7 and Borders 253, which run to Dunbar and Haddington.





Bridge House

Bridge House is a stunning contemporary architect designed house, by Jefcoate Anderson Architects, sitting above the River Tyne which home to many birds and animals, including otters, herons, cormorants and kingfishers, which can be observed from the house. Bridge House which was completed in 2020 takes full advantage of modern materials and construction techniques resulting in a highly energy efficient, bright airy home perfect for modern day living. The expansive 'privacy' glazing provides magnificent views of the historic Tyne Bridge.

The House is approached by a private gated gravel drive which leads to a bloc paved parking area, from which steps lead up to a shrub lined path and on to the front door. The house has a wealth of architectural detailing including cladding with varying widths of Siberian Larch cladding, a sedum roof, double glazing, floor to ceiling aluminium windows and sliding doors, glass balustrades a cantilevered staircase, underfloor heating, a fresh air heat exchanger system along with quality kitchen and bathroom fittings. There are also inbuilt Bluetooth wall and ceiling speakers in most rooms.

The design and layout of Bridge House allows for flexible use of the rooms depending on what the buyer requires with the option of having a ground floor double bedroom with an ensuite Bathroom.

The front door opens to a hall where a panoramic glazed wall overlooks the River Tyne and provides a clue to the views that are enjoyed as you go deeper into the house. The stunning open plan sitting/dining room/kitchen features sliding glazed corner doors opening out to a terrace which wraps around 3 sides of the house and is perfect for alfresco dining and relaxing in the sun. The room is divided into 3 distinct areas with a cosy sitting area with a Rais wood burning stove, dining area overlooking the river and well-equipped kitchen with a large island unit, below a skylight, extensive wall and floor units incorporating a Bosch dishwasher and fridge freezer and LED lighting.

The adjacent room also benefits from beautiful views of the river and is currently used as a snug/study. It has built in wardrobes and an adjoining bathroom allowing it to be an ensuite bedroom if required. In addition, the ground floor has a spacious utility room with built in floor units plumbed for a washing machine and tumble dryer along with a clothes pulley and a cupboard housing under floor heating manifolds and the heating, and hot water system. The ground floor accommodation is completed by a well-appointed shower room.

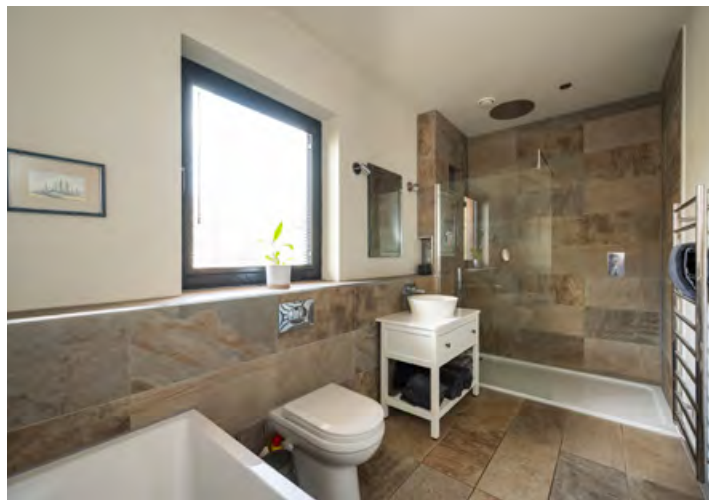
The first floor is approached by a superb cantilevered floating staircase with a glass balustrade which rises to a bright landing, flooded by light by a floor to ceiling window. The principal bedroom features expansive floor to ceiling windows, a sliding door with a glass balustrade and twin built in wardrobes either side of the ensuite bathroom. In addition to the bath, WC and washbasin, there is a large shower cabinet. The accommodation is completed by two further double bedrooms and a family bathroom.

Outbuildings:

To the side of the house is a large heavily insulated workshop/store built to complement the house and suitable for a variety of uses as it has an electrical supply.

To the rear of the workshop is one of two log stores.





Garden and Outside Space:

The terrace wraps around 3 sides of the house and on to the lawn which leads to an open fronted covered sitooterie. The terrace has steps which lead down through a terraced garden created by sleeper walls to a gravel path above the riverbank which features a timber seat and willow trees.

In 2023 the property was granted a Certificate of Lawfulness for use as a Short-Term Let, and therefore could be used as such by the new owner without the need for planning permission.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH40 3AF.

Fixtures and Fittings

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

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity, Gas and Drainage.

Local Authority

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

Council Tax

Band – G

EPC Rating

Band - G

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.



Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

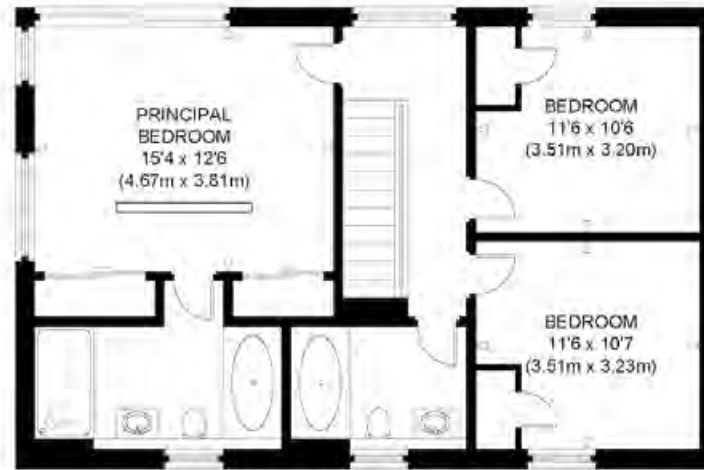
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

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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 especial 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.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 737 SQ FT / 68.5 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1170 SQ FT / 108.7 SQ M

BRIDGE END

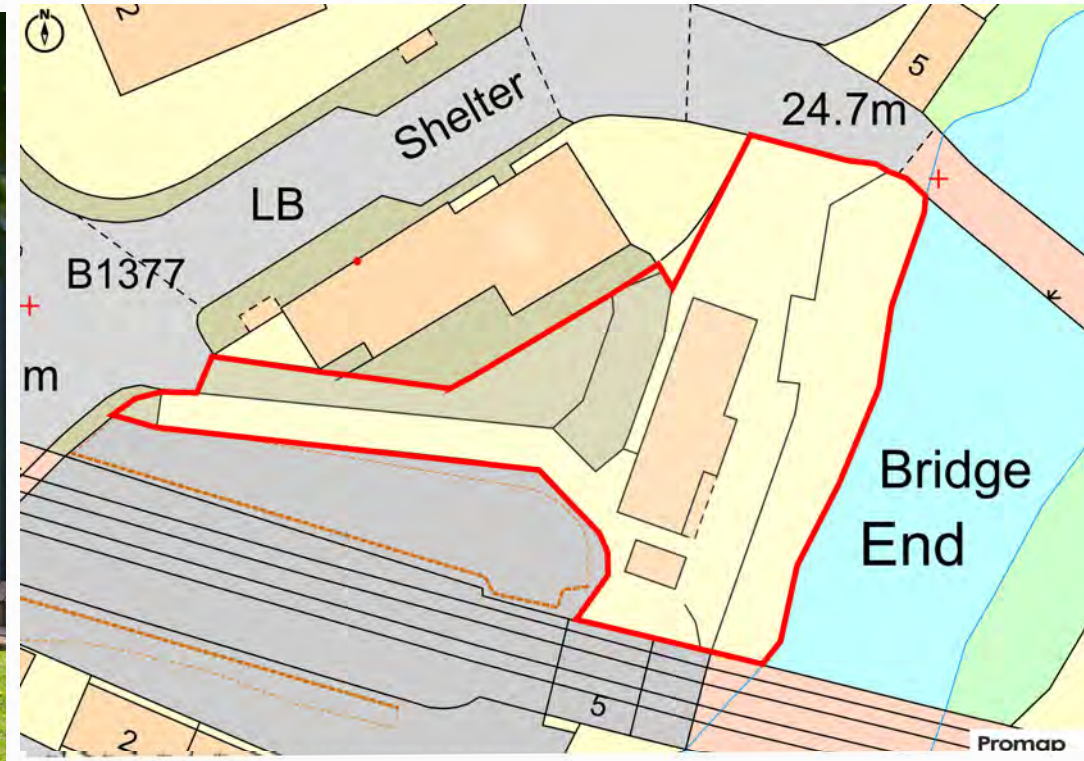
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1907 SQ FT / 177.2 SQ M

EXTERNAL STORE AREA 121 SQ FT / 11.2 SQ M
TOTAL COMBINED FLOOR AREA 2028 SQ FT / 188.4 SQ M

All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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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.