



13 MARKLE STEADING

East Linton, East Lothian, EH40 3EB.



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A stunning steading conversion, with beautiful open plan kitchen-sitting-dining room and snug, with four bedrooms, private front and rear gardens and off-street parking. Occupying a fantastic location, only a short drive from East Linton and commuting distance of Edinburgh

East Linton Train Station 1.5 miles, Haddington 5 miles, Edinburgh 23 miles, Edinburgh Airport 32 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Open Plan Kitchen-Sitting-Dining Room, Snug, Principal Bedroom, Family Bathroom and a Double Bedroom/Playroom.

First Floor: Spacious Landing, Two Double Bedrooms and a Shower Room.

Exterior: Private front and rear gardens, predominantly laid to lawn, with the rear garden offering a raised decked area and large garden shed.

About: 0.08 Acres.



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Situation:

13 Markle Steading is situated 1.5 miles from the pretty conservation village of East Linton which has excellent local shopping including a Co-operative Store, award winning butcher, bakery, post office, independent book store, newsagent, hairdresser, two pubs/hotels, a library, church, and well renowned 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 Bostocks bakery and coffee house.

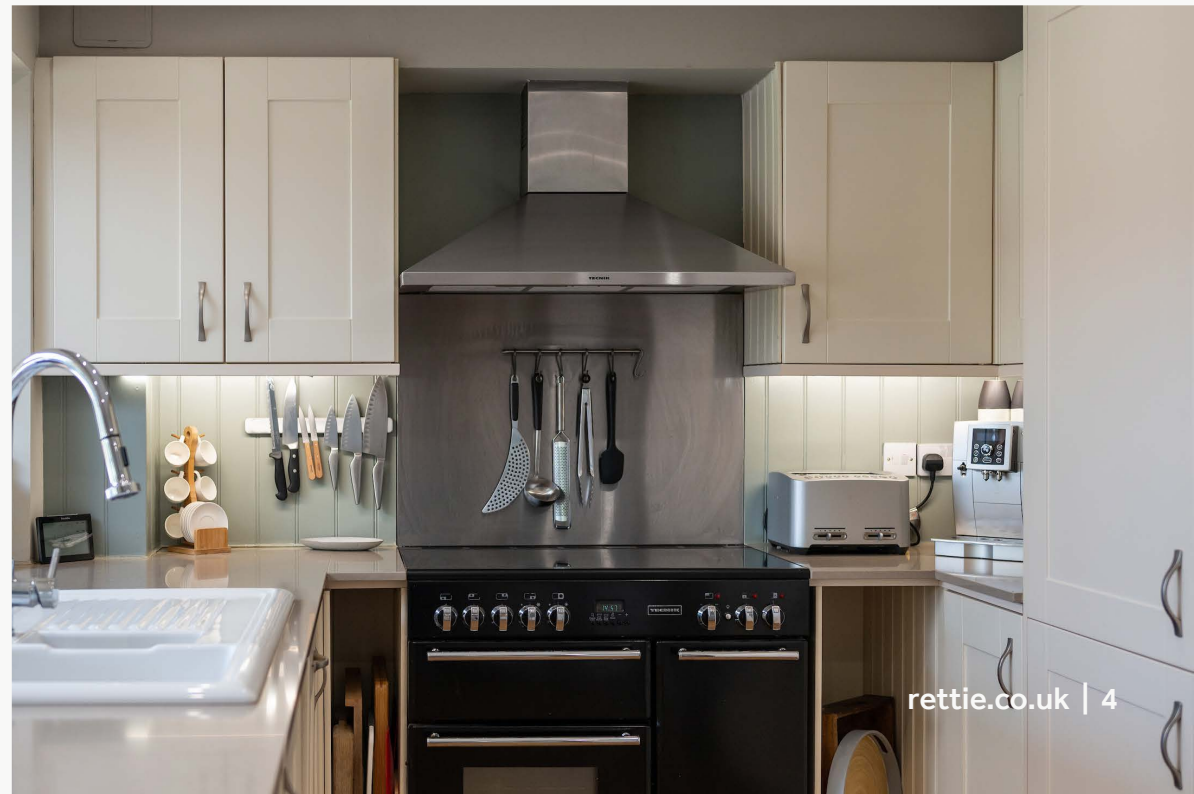
More substantial facilities can be found in the market town of Haddington where there are supermarkets, leisure centre, schools and High Street shopping. Both North Berwick and Dunbar are nearby and provide alternative shopping facilities including an Asda Store and a large Garden Centre at Dunbar. North Berwick has a lively town centre, an attractive harbour with a number of excellent hotels and restaurants. The house is within the catchment area of the academically high achieving Dunbar Grammar. Private schools nearby include prep school, Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh. For preschool, Fenton Barns Nursery is also nearby.

A wealth of sporting facilities are all within easy reach, including East Lothian's championship links golf courses and wonderful sandy beaches popular for surfing and wild water swimming along the coast. Popular coffee shops at Smeaton Nursery and Tynninghame are close by. The nearby A1 gives ease of access to Edinburgh and the route to the south, whilst the newly opened train station at East Linton provides access to Edinburgh and the South. There are two direct bus services Edinburgh city centre, the X7 and Borders 253, which also serve Haddington and Dunbar.

General Description:

A shared road arrives to private parking, with a charming wooden pedestrian gate opening to a front garden with a paved path flanked either side by lawn, arriving to the front door which opens to a welcoming entrance hall giving access to the principal rooms on the ground floor.

A door from the entrance hall opens to a spectacular bright and spacious open plan kitchen/ sitting/dining room with beautiful oak beamed ceiling and double doors that open to the rear garden. The kitchen area has a range of wall and base mounted units with sink and a central island with breakfast bar, with modern appliances including an electric Tecnik range oven and an extractor above, integrated dishwasher and washing machine and space for freestanding fridge/freezer. The dining area has ample space for a dining table and chairs, which overlook the rear garden.



The sitting area features a Clearview log burning stove with views over the rear garden and a separate snug seating area to the rear, which features a beautiful custom-built shelving unit, with integrated 5.1 surround sound and cupboards below. Additionally, the dining area and sitting room include underfloor heating which contributes to the inviting and cosy ambience.

Returning to the entrance hall gives access to the principal bedroom with custom built wardrobes by Laurel & Wood, and has views over the rear garden and a further double bedroom, currently used as a playroom. Completing the accommodation on the ground floor is a family bathroom which has a spa bath with overhead rainfall shower and separate handheld shower attachment, WC and basin, with under floor heating. There is also a storage cupboard under the stairs and a cupboard housing the oil boiler.

From the entrance hall stairs ascend to the first floor and spacious landing which is currently used as a home office and offers extensive built in shelving and access to eaves storage. The landing gives access to a double bedroom with Velux window and a built-in cupboard, with the adjacent shower room featuring a walk-in shower cubicle, WC and basin. Across the landing is a further double bedroom which boasts views over the front garden, with built-in drawers and cupboards.

Garden:

On approach to the house the front garden is predominantly laid to lawn with a paved path leading to the front door, featuring a colourful herbaceous border, interspersed with mature plants, shrubs and specimen trees.

The rear garden has a central lawn with raised wooden deck, with planted herb garden to the side. At the far end of the garden there is a further raised deck area, perfect for al fresco dining. A large garden shed is situated to the far side of the garden and has space for a tumble dryer, freestanding freezer and a half height fridge.

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 3EB.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

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

Services

Mains water, drainage to communal septic tank and electricity with an Oil-fired boiler and central heating.

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

Council Tax

Band E.











EPC Rating

Band D.

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.

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.

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:

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 misstatement 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 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.

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RETTIE

📞 0131 624 4183

✉️ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH

