



BANKTON HOUSE WEST

Prestonpans, East Lothian, EH33 1NG.



BANKTON HOUSE WEST

Johnnie Cope's Road, Prestonpans, East Lothian, EH33 1NG.

A spectacular duplex 4-bedroom apartment, situated within a historic house with access to 8 acres of garden/grounds. Within walking distance of Prestonpans Train Station and easy commuting distance of Edinburgh.

Prestonpans Train Station 0.4 miles, Edinburgh City Centre 10 miles, Edinburgh Airport 19 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Principal Bedroom with En Suite Shower Room, Two Further Double Bedrooms and a Family Bathroom.

First Floor: Dining Hall, Sitting Room, Kitchen and Double Bedroom.

Outbuildings: External Store.

Garage: Single Car Garage.

Exterior: Access to garden and grounds extending to approximately 8 acres.

About: 8 Acres.



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Situation:

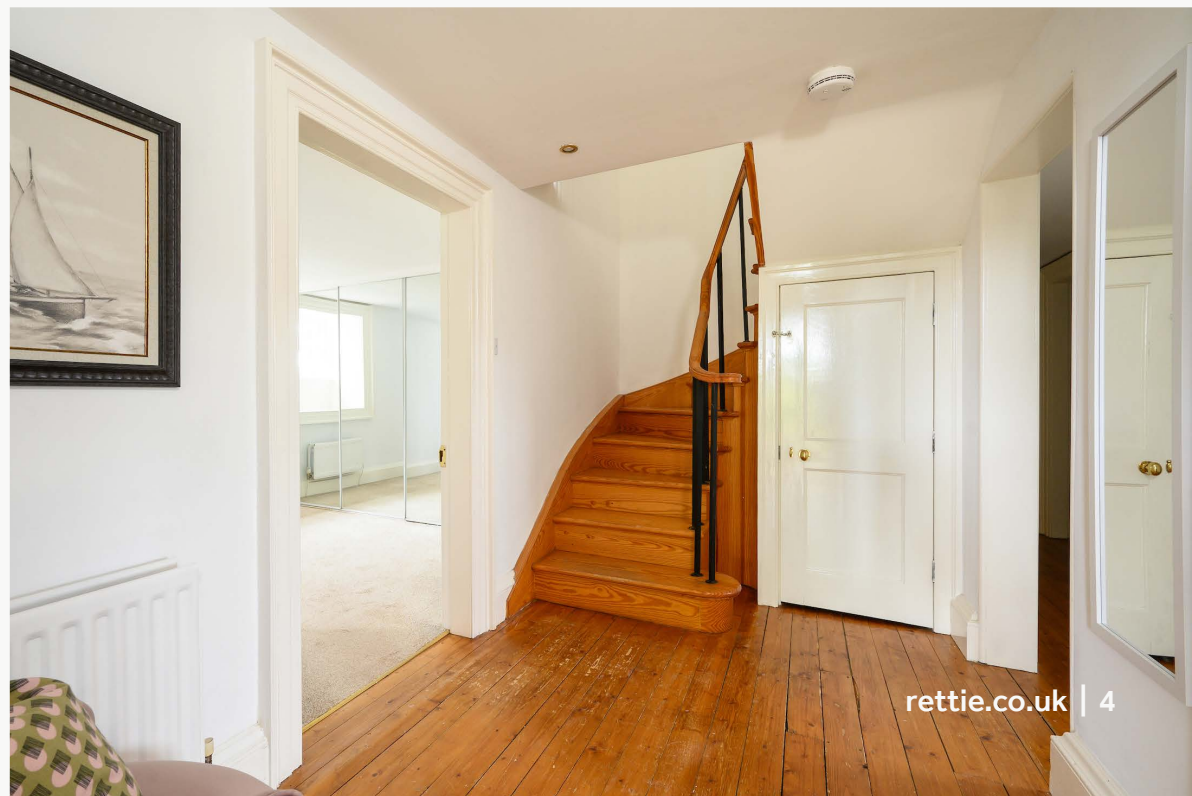
Bankton House West is ideally situated within close proximity of Prestonpas in East Lothian, a historically rich, green and beautiful part of Scotland. Prestonpans is historically a mining town and offers a Co-op and Lidl supermarket and is walking distance to both Preston Tower Primary School and Preston Lodge High School. The nearby town of Cockenzie was originally a fishing village and has a beautiful harbour, local amenities including a CO-OP supermarket. Cockenzie House and gardens are also located a short driving distance of the property and has a popular café. There is a local railway station within close proximity to Prestonpans Train Station with regular trains to Edinburgh taking less than fifteen minutes. For the keen golfer, East Lothian is home to 21 golf courses and indeed, the Open Championship course of Muirfield in Gullane is mere minutes' drive from Seton Mains. East Lothian has long attracted field and water sports enthusiasts. The Firth of Forth offers spectacular kitesurfing at Longniddry Bents, while Belhaven Bay near Dunbar is very popular with surfers. Bankton House West is ideally located for several of the best schools in Scotland, including Loretto School, Scotland's longest established boarding school, which cares for children from nursery age to eighteen years.

Description:

Bankton House is approached via a shared drive that arrives to ample parking to the side of the house. The House is a category B listed and has been meticulously renovated to a high specification by The Lothian Building Preservation Trust to exacting standards required by Historic Scotland. The main house now comprises four separate self-contained properties, and Bankton House West is accessed through its private main door on the West side of the property at ground floor level.

Surrounding the house is a two-acre orchard dating back to the 1700's and a further six acres of open space.

The front door opens to the ground floor level and entrance hall, giving access to the principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. The principal bedroom is a generous size with built in wardrobes and an en suite shower room, with walk in shower cubicle, basin and wc. Completing the accommodation on the ground floor are two further double bedrooms and a family bathroom with bath, wc and basin.





Stairs ascend to the first floor, giving access to a dining hall, elegant and spacious sitting room, a double bedroom and well-equipped kitchen. The sitting room is bathed in natural light from the two large windows overlooking the orchard beyond and features a wooden floor and gas fire under a stone mantle. Adjacent to the sitting room is a dining hall, where there is space for a dining table and chairs, with access to a well-equipped kitchen, which has a range of wall and base mounted units with basin and modern appliances which include an integrated oven and four ring gas hob above, fridge/freezer and dishwasher. Completing the accommodation on the first floor is a double bedroom with wooden floor and views to the side garden.

External:

Bankton House has a unique position and sits centrally amongst its grounds with access to a communal orchard garden to the rear of the house, with surrounding parkland, offering a quiet and tranquil location.

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 EH33 1NG.





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

Gas Mains with Gas Central Heating, Mains Drainage, Electricity and Water.

Local Authority

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

Council Tax

Band F

EPC Rating

Band C

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.



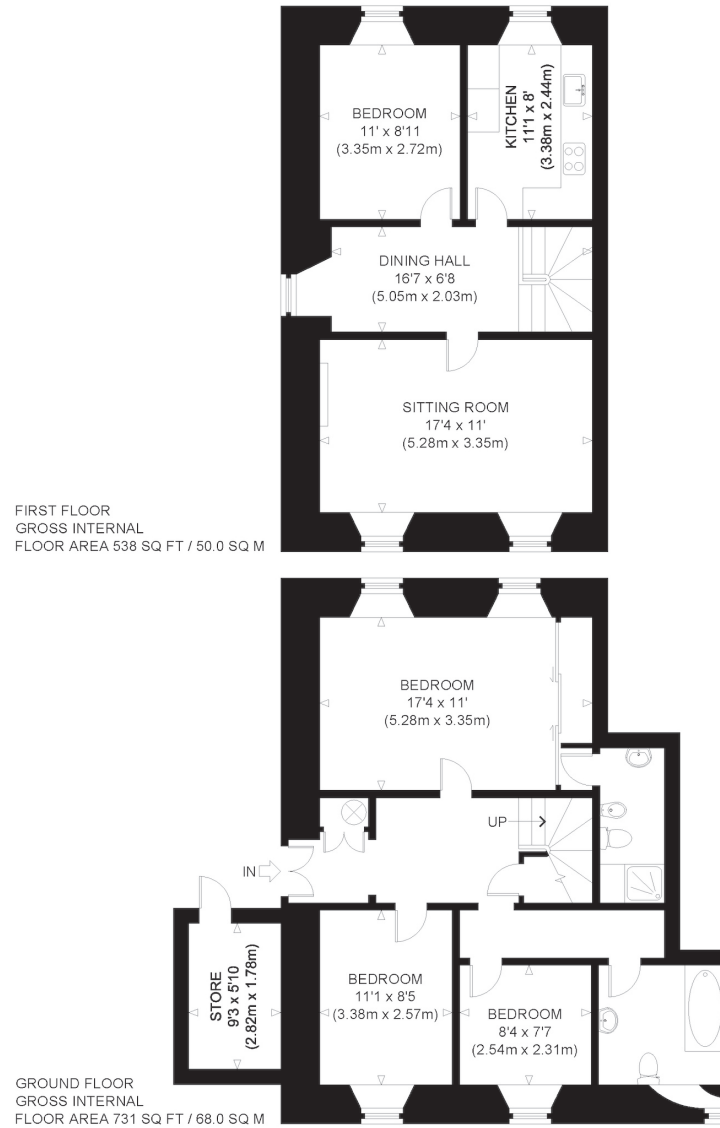
Misrepresentations

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.





BANKTON HOUSE WEST
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1269 SQ FT / 118.0 SQ M

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

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RETTIE

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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

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