



APARTMENT 4, WHITTINGEHAME HOUSE

East Linton, EH41 4QA



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A spectacular duplex apartment, offering luxurious accommodation over 4,200 sq ft. Situated within a historic house within close proximity of East Linton and commuting distance of Edinburgh.

East Linton 3 miles, Haddington 6 miles, Dunbar 8 miles, Edinburgh 25 miles, Edinburgh Airport 34 miles. (All distances are approximate).

Summary of Accommodation

Ground Floor: Communal Entrance Hall, Central Staircase and Large Walk-in Storage Area.

First Floor: Entrance Hall, Sitting Room, Snug, Kitchen-Breakfast Room, Dining Room, Principal Bedroom, Family Bathroom and access to a south-facing Roof Terrace. Utility Room and Stair to Wine Cellar.

Second Floor: Landing, Two Double Bedrooms, Dressing Room and a Shower Room.



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Situation:

Whittingehame House is situated in the wonderful East Lothian countryside, about 3 miles south of the pretty village of East Linton. Whittingehame is exceptionally well placed for the commuter with the A1 providing a fast link to Edinburgh city centre and the airport. The newly opened train station in East Linton has services to Edinburgh and the South, alongside services from Dunbar which is on the main line from Edinburgh to London. Edinburgh Airport is about 34 miles away, providing regular domestic and international flights.

The area has excellent services. The nearby conservation village of Stenton has a primary school, while the neighbouring village of East Linton has a broader offering of services including a hotel, pub, butchers, pharmacy and deli. Slightly further afield, both Dunbar and Haddington supplement this offering with supermarkets and a range of high street shops, banks, professional services, hotels and restaurants. There is a local nursery, primary and secondary schools and three independent schools, which are The Compass in Haddington (primary), Belhaven Hill in Dunbar (preparatory) and Loretto in Musselburgh (3-18). Edinburgh also has a number of independent schools, many of which have direct bus services from East Lothian.

The surrounding countryside is very attractive and there are numerous expansive sandy beaches along the coast. The area is famous for its links golf courses with Muirfield, Gullane, Luffness, Archerfield, Renaissance and North Berwick all within easy reach. The John Muir Country Park, a haven for wildlife, is only a short distance away, and the Lammermuir Hills to the south provide lovely walks, together with sporting opportunities including fishing, shooting, mountain biking and for the equestrian enthusiast nearby Rockrose offers a livery service and regular competitions.

Historical Note:

Whittingehame House was built by James Balfour (1773-1845), who made his fortune in India. He bought Whittingehame Estate and about 10,000 acres in East Lothian and engaged Sir Robert Smirke (1780-1867) to build him a grand country residence in the classical style. On its completion, it was considered to be one of the grandest houses in Scotland, massive in affect and carefully set in its own parkland. William Burn was commissioned to make alterations and additions to the house in 1827. The New Statistical Account called it a "splendid mansion of Grecian architecture" and to this day it is regarded as one of the finest neo-classical country houses. The present designed landscape was laid out to the designs of WG Gilpin. James Balfour's grandson, A J Balfour (1848-1930), was British Prime Minister from 1902-1905. He was born at Whittingehame and succeeded to the family estate in 1856, at the age of seven. On his elevation to the peerage in 1922, he took the title Viscount Traprain of Whittingehame, Earl of Balfour. Balfour regarded Whittingehame as his home and lived there during the summer and parliamentary recess. Following the death of his mother in 1872, he took over the running of the house and the estate and breathed new life into it.





General Description:

Whittinghame House is situated on a beautifully landscaped 16-acre estate which is accessed off a tree lined driveway, with plentiful parking in front of the house. The historic A-listed building has been divided into seven Apartments and Apartment 4 is accessed through the main front door, and up a staircase which leads to the first floor.

The apartment retains many original period features, including corning, sash-and- case windows and open fireplaces. The apartment has been fully renovated by the current owners, creating a perfect blend of contemporary living within a grand historic setting.

The front door of the apartment opens to a spacious and welcoming vestibule adorned with stunning original features and doors opening to an impressive sitting room and separate snug. The sitting room has beautiful views overlooking parkland with two welcoming window seats. The room boasts high ceilings, an open fireplace sitting under a stone mantel and includes an Edinburgh Press Cupboard. The adjacent snug is an inviting space with fitted bookshelves and cleverly concealed cupboards which adds to the charm of the room.

The large kitchen-breakfast room, installed by Murray & Murray has been designed for modern living with its open plan layout and ample room for dining. Modern appliances include, an electric four door Aga, with a two ring AEG induction hob with extractor above the Aga, a Siemens microwave and Samsung fridge and freezer, with a Rangemaster wine fridge and space for a large dining table with chairs. There is a substantial central island with circular basin and mixer tap and a further Belfast sink is situated to the side of the kitchen with views over the garden below.





Beyond the kitchen is a large landing with two staircases, the primary staircase giving access to the ground and second floor level and the secondary staircase giving access to the utility room and a WC on the lower first floor level. The impressive southeast-facing balcony, perfect for dining and entertaining, is also accessed from the landing. Completing the accommodation on the first floor is a spectacular dining room, located along the central hall, which is a supremely elegant space with an open fireplace under a marble mantel, dual aspect parkland views, and designer silk-lined walls, making it another ideal space for entertaining.

The principal bedroom is located beyond the dining room and boasts an additional open fireplace and Edinburgh Press cupboard. The family bathroom is fitted with a roll top bath and separate walk in shower cubicle.

Returning to the central landing and taking the primary staircase ascends to the second floor where there are two further double bedrooms a dressing room and shower room. The larger bedroom is fitted with bespoke bunk beds from Ogilvies of Haddington, optimising the space, and is complete with a dressing room with fitted cupboards.

The central staircase gives access to the ground floor where the wine cellar is situated with a door opening to an entrance hall providing a right of access out to the garden grounds.

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.

Listed

Whittingehame House is Grade A-Listed.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4QA.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Electricity, Electric boiler and heating system (underfloor and radiators), Private Water Supply and Private Drainage.

Directions

What3words - ///shiny.cello.sting

From Edinburgh, follow the A1, signed for Berwick-upon-Tweed. At Haddington, leave the dual carriageway, taking the old A1, now the A199 towards East Linton. Just after East Linton take the turning on the right, signposted for Traprain and Whittingehame. Turn right at the T-junction and follow this road for about 1½ miles, turning sharp right then sharp left. Follow the road down the hill and go straight on at the next junction. After a short distance, the sign to Whittingehame House will be seen on the right hand side.

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 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](https://www.facebook.com) – RettieTownandCountry; [twitter:](https://twitter.com) [com](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.

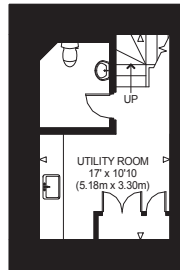
Misrepresentations

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.

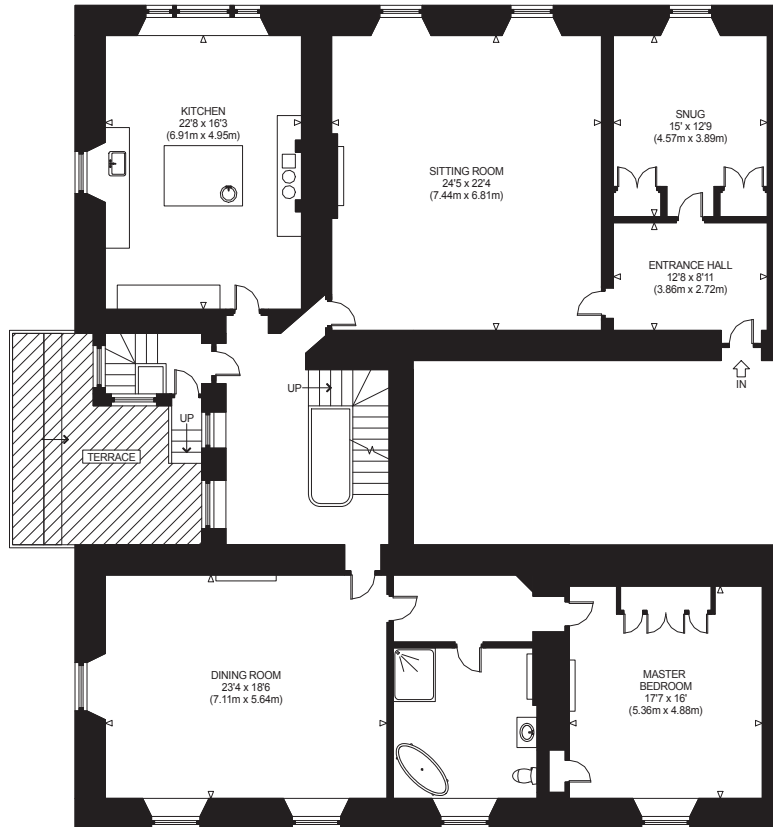
2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller 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.

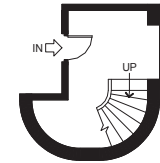




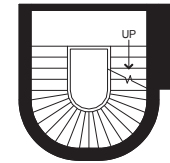
LOWER FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 180 SQ FT / 16.7 SQ M



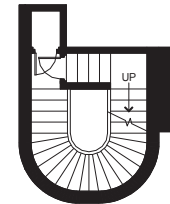
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2690 SQ FT / 249.9 SQ M



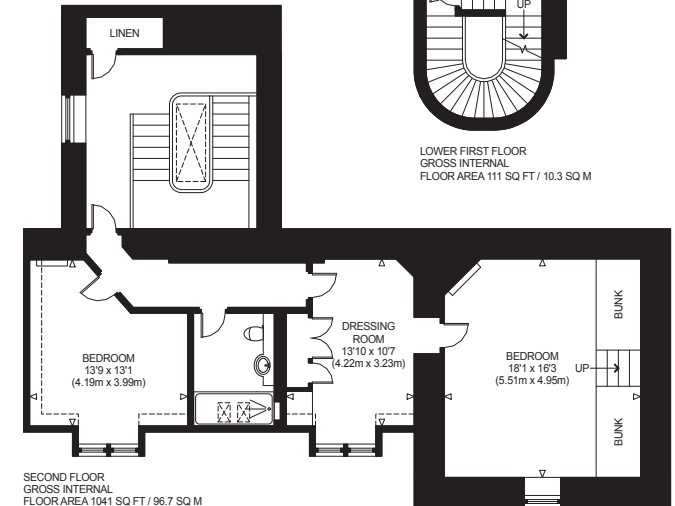
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 85 SQ FT / 7.9 SQ M



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 103 SQ FT / 9.6 SQ M



LOWER FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 111 SQ FT / 10.3 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1041 SQ FT / 96.7 SQ M

WHITTINGEHAME HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4210 SQ FT / 391.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

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

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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,

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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.

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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