



## 1 NEWMAINS COTTAGES

*Near Stenton, Dunbar, East Lothian, EH42 1TQ.*



# 1 NEWMAINS COTTAGES

NEAR STENTON, DUNBAR, EAST LOTHIAN, EH42 1TQ.

**A charming detached 4-bedroom cottage, with far reaching views over East Lothian countryside, a wraparound garden and single car garage. A rural idyll situated in the heart of East Lothian countryside yet still accessible to amenities and within commuting distance of Edinburgh.**

East Linton 5.5 miles, Gifford 6 miles, Haddington 7 miles, Dunbar 8.7 miles, Edinburgh 27 miles, Edinburgh Airport 34.6 miles (All distances are approximate).

## Summary of Accommodation

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Family Room Two Double Bedrooms, Double Bedroom/Study, Family Bathroom, Utility Room

**First Floor:** Principal Bedroom, Walk in Wardrobe and Separate WC.

**Garden:** A beautiful wraparound garden predominantly laid to lawn, with raised deck and rear garden.

**Garage:** A spacious single car garage, with electricity and water.

**About:** 0.18 Acres



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## Situation:

1 Newmains Cottage forms part of a steading development 2.5 miles from the pretty conservation village of Stenton which has a tranquil rural setting just 27 miles from the centre of Edinburgh. The village has a primary school, church, bowling club and village hall which acts as the focus for community gatherings such as the annual gala, fireworks night, Burn's night and flower show. There are a wide range of shopping and recreational facilities in East Linton (5 miles) with the newly opened train station offering direct links to Edinburgh in 32 minutes, Haddington (7 miles) and Dunbar (8 miles), the latter also having the advantage of being on the main east coast railway line offering a regular service to Edinburgh and London.

Belhaven Hill, the well regarded private co-educational prep school is located on the outskirts of Dunbar and The Compass School in Haddington. The area offers a wealth of leisure activities, including field sports, fishing, numerous golf courses and a choice of beautiful sandy beaches at North Berwick and Gullane and along East Lothian's stunning coastline. Situated just 4.5 miles off the main A1, in an outstanding rural location, 1 Newmains Cottages enjoys the best of both worlds surrounded in beautiful East Lothian countryside yet easily accessible to amenities and commuting distance of Edinburgh.

## Description:

1 Newmainns Cottage is a delightful, detached property, occupying a corner plot with commanding views over East Lothian countryside. The property sits back from the main road and is approached via a shared access that arrives to a private driveway offering parking space for multiple cars to the side of the single car garage, with a wooden gate opening to a raised deck and the garden beyond.

The front door to the property is situated at the far side of the house, but the most commonly used entrance is via a sliding door that opens to the spacious open plan kitchen-dining-family room. The kitchen has a range of wall and base mounted units with an integrated sink making the most of the views over the front garden and beyond to rolling East Lothian countryside. Modern appliances include an oven with four ring induction hob above, dishwasher, microwave and half height fridge and freezer. The dining area offers a raised table with further space for dining available in the family room, which has spectacular views out over the raised deck and beyond over farmland.



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From the kitchen access is made to a utility room and double bedroom/office. The utility room is plumbed for a washing machine and tumble dryer with the double bedroom benefitting from views over the rear garden.

From the kitchen a door opens to a spectacular sitting room, bathed in natural light from its dual aspect windows, featuring a log burning stove under a stone hearth which is the focal point of the room, with a feature bookcase covering one wall. An inner hall gives access to the front door, two double bedrooms, both benefitting from built in wardrobes and a luxurious family bathroom, with a bath with handheld shower attachment, walk in shower cubicle, basin and wc.

Returning to the sitting room, a beautiful, glazed staircase ascends to the first floor giving access to a spacious principal bedroom which has a velux window, walk in wardrobe and separate wc with wash hand basin.

#### **Garden:**

The gardens at 1 Newmains Cottages wrap around the house and consist of a front, side and rear garden. The side garden has a raised wooden deck which makes the most of the views out over open countryside, with steps dropping down into the front garden, which is predominantly laid to lawn with a paved patio area perfect for alfresco dining. A gate opens at the far side of the house giving access to the rear garden, which is beautifully landscaped with a central flower bed planted with mature shrubs, plants and trees featuring an acer, with a raised deck to the rear of the garden.

#### **Garage and Outbuildings:**

There is a single car garage, which has electricity and a water supply from a small basin. To the side of the garage is an old piggery which is now utilised as a log store.

#### **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 EH42 1TQ.

##### **Fixtures and Fittings**

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

##### **Entry & Possession**

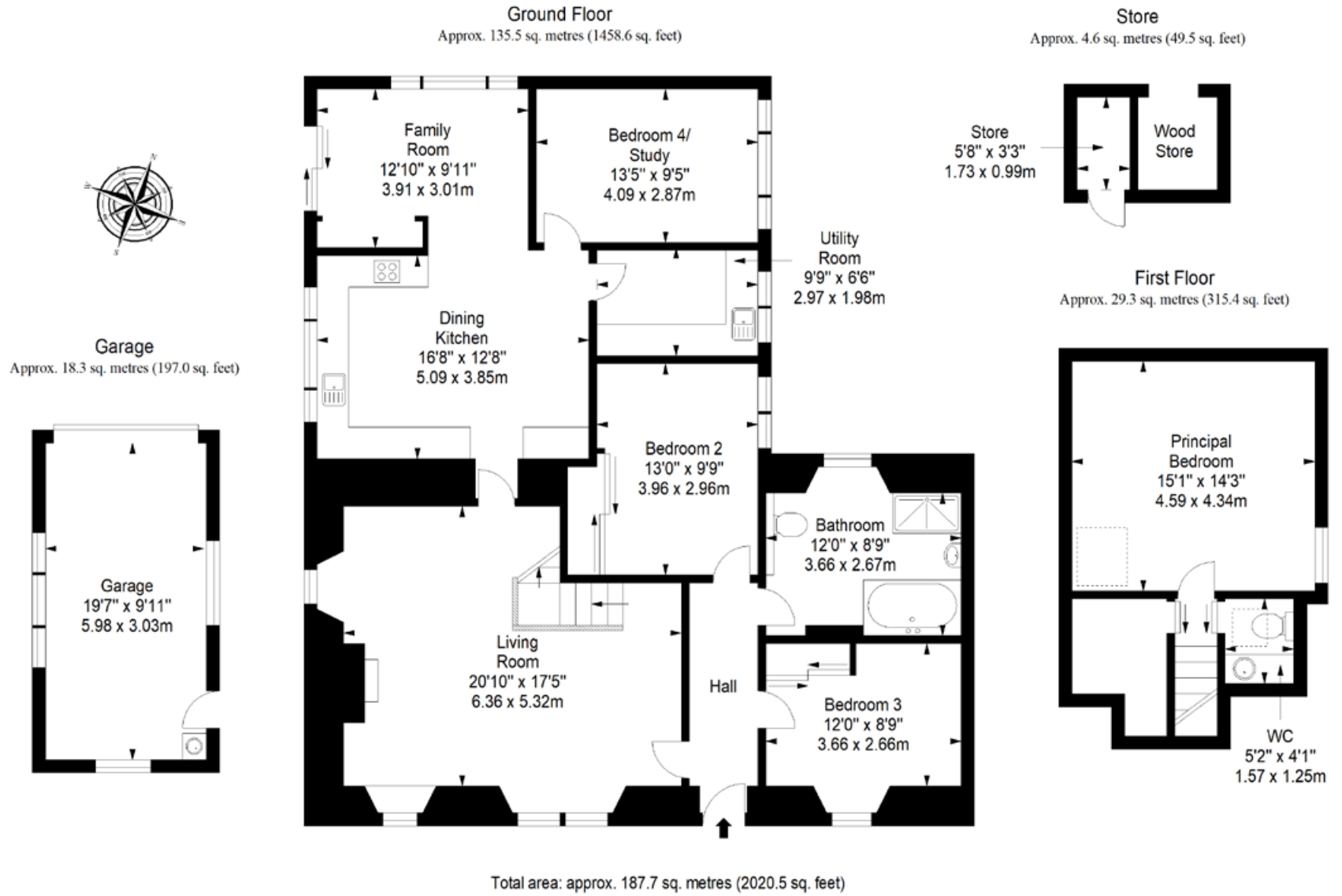
Entry and vacant possession will be by mutual agreement and arrangement.

##### **Services**

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







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.

RETTIE

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Edinburgh  
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### Local Authority

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

### Council Tax

Band D.

### EPC Rating

Band E.

### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://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:

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.

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.

## RETTIE

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