



PARSONAGE HOUSE

15 High Street, Musselburgh, East Lothian, EH21 7AD.



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A superb six-bedroom family home, steeped in history, boasting elegantly designed reception spaces and a contemporary open-plan kitchen/ breakfast room.

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Open plan Kitchen/Breakfast Room, Double Bedroom, Family Bathroom and Linen Cupboard.

First Floor: Landing, Drawing Room, Principal Bedroom, Two Double Bedrooms, Shower Room and Utility Room.

Second Floor: Landing, Two Double bedroom, Bathroom, Study and Storage Cupboard.

Exterior: Communal Front Graden, Private Rear Garden with Summer House and adjoining Shed.

Double Garage: Manual doors and serviced with electricity.





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Situation:

Parsonage House is situated in the heart of the popular commuter town of Musselburgh, making the most of its position being close to Musselburgh's amenities and within walking distance of Musselburgh High Street. Musselburgh is the largest town in East Lothian and a most convenient commuter base allowing easy access to Edinburgh City Centre (6 miles). There is a frequent commuter rail link from both Musselburgh and Wallyford Stations and excellent bus services into Edinburgh. A park and ride and road networks linking with the A1 and City By-pass provide easy access to Edinburgh International Airport.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School, within easy walking distance of the property. The town enjoys a picturesque location, there is a working harbour for pleasure boats, delightful walks and cycle paths along the River Esk, a choice of golf courses, theatre, famous racecourse, sports facilities and protected open countryside. In close proximity to the house is Musselburgh Racecourse and the oldest Golf Course in the world that is still being played, The Old Links. The retail/leisure park at Fort Kinnaird, Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

General Description:

The Parsonage House has an inviting entrance vestibule, with ample space for hanging coats and storing essentials. From the entrance hall the doors opens to an expansive open-plan Family/Kitchen/breakfast room, with an array of wall and base mounted units, plumbing for a dishwasher, and a 5-ring Rangemaster oven set against the backdrop of oak laminate flooring, adorned with a fireplace crowned with a wooden mantle. Entertain with ease in the generously proportioned space, offering plentiful room for both a dining table and seating. Further functionality is displayed as the entrance hall leads to the bright and airy study, providing serene views of the front communal garden. Adjacent lies the elegant dining room, boasting French doors that gracefully open to the private rear garden.



Descending from the entrance hall, is a spacious double bedroom complete with built-in wardrobes and a well-appointed family bathroom, featuring an electric shower and bath. Additional amenities on the ground floor include a conveniently located linen cupboard housing a boiler, a storage cupboard with hanging and shelving with access to the spacious cellar, an under-stair cupboard and the backdoor.

Ascend the winding bifurcated staircase flanked by original stonework, which gracefully splits into two separate carpeted landings on the first floor. To the rear, is a double bedroom, with oak laminate flooring and a built-in wardrobe for added convenience. A bathroom with a shower and vanity equipped with storage is adjacent. On the principal landing, there is a spacious Drawing room, flooded with natural light and embellished with a gas fireplace surrounded by a marble mantle and doors to Two double bedrooms. Completing the first floor is a utility room boasting wall and base mounted units, plumbed for a washing machine, alongside a dedicated boiler cupboard.

The spiral staircase gracefully rises to the second floor landing which provides access to a spacious principal bedroom, boasting integrated wardrobes and a delightful circle-top feature window offering picturesque views of the property's surroundings. Neighbouring, is a bathroom, fitted with a shower attachment, and a convenient heated towel rail. A further double bedroom, featuring mirrored built-in wardrobes, awaits, alongside a study distinguished by its coved ceiling, hosting two storage cupboards and incorporated shelving. Completing the second floor is a sizable storage cupboard and access to the attic.

Garages: Two adjoining garages situated at the front of the property, equipped with manual doors and the larger is serviced with electricity and lighting within the workshop area.

Garden: The privately used double iron gate opens to the chipped driveway and communal front garden, diligently tended to by the residences' association. Adorned with mature trees, flower beds and predominantly laid lawn.

The private rear garden, encased by walls and fencing, is accessible via the backdoor and French doors from the dining room, that extend onto a charming patio, ideal for alfresco dining. Adorned with an array of flora, the lawn boasts an enchanting herbaceous border brimming with fragrant rose bushes, cascading honeysuckle, a majestic cherry tree, a stately rowan tree, and a flourishing climbing hydrangea. A pathway guides one to the summer house and adjacent shed, completing this picturesque outdoor retreat.





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 EH21 7AD.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Items of furniture may be available by separate negotiation.

Entry & Possession

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

Services

Mains Water, Electricity, Gas and Drainage.

Listing

Parsonage House is a category B property under the Planning (Listing Buildings and Conservation Areas)(Scotland) Act 1997.'

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 - TBC.

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.







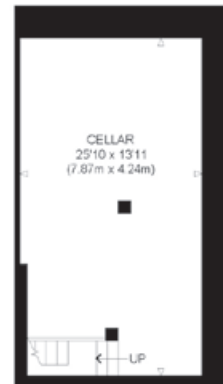
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1137 SQ FT / 105.7 SQ M



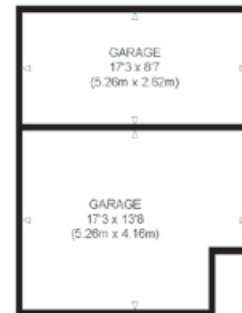
SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 690 SQ FT / 64.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1142 SQ FT / 106.2 SQ M



BASEMENT
GROSS INTERNAL
FLOOR AREA 355 SQ FT / 33.0 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 378 SQ FT / 35.1 SQ M

THE PARSONAGE HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3324 SQ FT / 309.1 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 378 SQ FT / 35.1 SQ M
TOTAL COMBINED FLOOR AREA 3702 SQ FT / 344.2 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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11 Wemyss Place
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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:

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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