



## THE COACHMAN'S HOUSE

*Whittingehame, East Linton, East Lothian, EH41 4QA.*







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**A charming 2-bedroom semi-detached house, situated within a tranquil courtyard setting within close proximity of East Linton and commutable distance to Edinburgh.**

East Linton 2.5 miles, Haddington 6.7 miles, Dunbar 8 miles, North Berwick 10 miles, Edinburgh 25 miles, Edinburgh Airport 33 miles (All distances are approximate).

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### Summary of Accommodation

#### Ground Floor:

Sitting Room, Kitchen, Double Bedroom and a Shower Room.

#### First Floor:

Principal Bedroom, Family Bathroom and Two Storage Cupboards.

#### Parking:

One car parking space.



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### Situation:

Built in 1814, The Coachman's House is situated on the Whittingehame Estate. Once home to Prime Minister AJ Balfour, the Estate is a haven for wildlife offering residents unparalleled outdoor access across the estate and beyond. The property is 2.5 miles south of the pretty village of East Linton. Whittingehame is 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 (20 minutes) and the South, alongside services from Dunbar which is on the main line to London (4 hours). Edinburgh Airport is about 33 miles away, providing regular domestic and international flights.

The area has excellent services. East Linton plays host to award winning butchers and bakers, as well as offering other services including pubs, a pharmacy, an organic store and sports and recreation facilities. Within a short drive, both Dunbar and Haddington supplement this offering with supermarkets and a range of high street shops, banks, professional services, hotels, and restaurants. The local primary and secondary schools all offer free school buses.

The surrounding countryside offers lots of opportunity for sport and leisure. There are numerous expansive sandy beaches along the coast. The Roman fort hill of Traprain Law is within walking or biking distance. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick all within easy reach. John Muir Country Park a short distance away, and the Lammermuir Hills to the south provide lovely hiking, fishing and shooting. Horse enthusiasts are well served by local livery stables.

### Description:

The Coachman's House is approached via a private road into Whittingehame Estate that arrives to stone gates, opening to a shared south facing cobbled courtyard in front of the house, where there is one nominated car parking space.

The house is semi-detached with a beautiful red sandstone façade beneath a slate roof, offered in good condition with comfortable accommodation laid out over its two floors.





The front door opens directly to the sitting room, which is a generous size and features a log burning stove under a wooden mantle and an Edinburgh press cupboard with under stair storage. A door opens to a modern galley kitchen which has a range of wall and base mounted units, with modern appliances which include an integrated oven with microwave above, fridge/freezer, dishwasher, washing machine and tumble dryer with space for a table and chairs.

Returning to the sitting room a door opens to a rear hall, giving access to a double bedroom, shower room and external door to some outside space. The double bedroom is a generous size and is bathed in natural light from the three windows. The shower room has a walk-in shower cubicle, wc and wash hand basin. Returning to the rear hall an external door opens to some outside space and a set of stairs ascending to the first floor and landing.

The first-floor landing gives access to the principal bedroom, family bathroom and two large storage cupboards off the landing. The principal bedroom again is a very generous size with a dual aspect with secondary glazed windows and a storage cupboard/wardrobe. The family bathroom has a bath with overhead shower, wc and wash hand basin.

#### **Outside:**

To the rear of the property is a cobbled outside space bounded by a stone wall with a pedestrian gate opening to the road. It is also home to the recently upgraded oil tank.

#### **Additional Garden Ground:**

Additional garden ground, may be available by separate negotiation.

### **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 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.

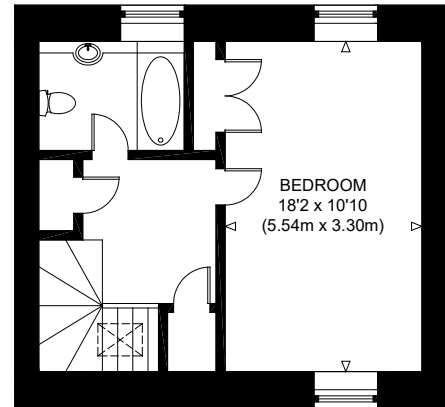
#### **Services**

Mains Electricity, recently upgraded Oil fired Central Heating, Private Water Supply and Private Drainage.

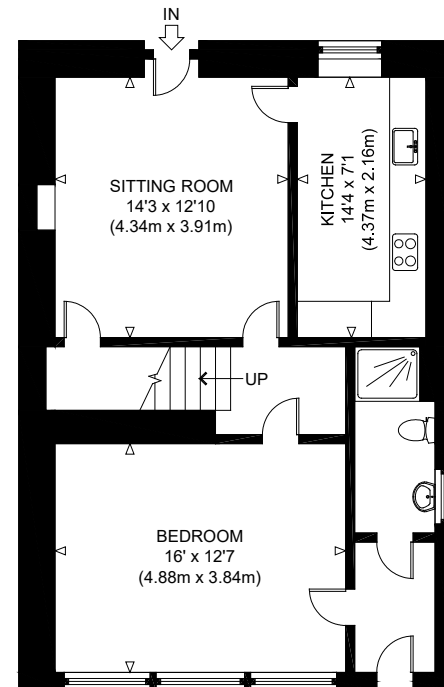








FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 383 SQ FT / 35.6 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 685 SQ FT / 63.7 SQ M

COACHMANS HOUSE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1068 SQ FT / 99.3 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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RETTIE

0131 624 4183

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11 Wemyss Place  
 Edinburgh  
 EH3 6DH

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### Local Authority

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

### 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.

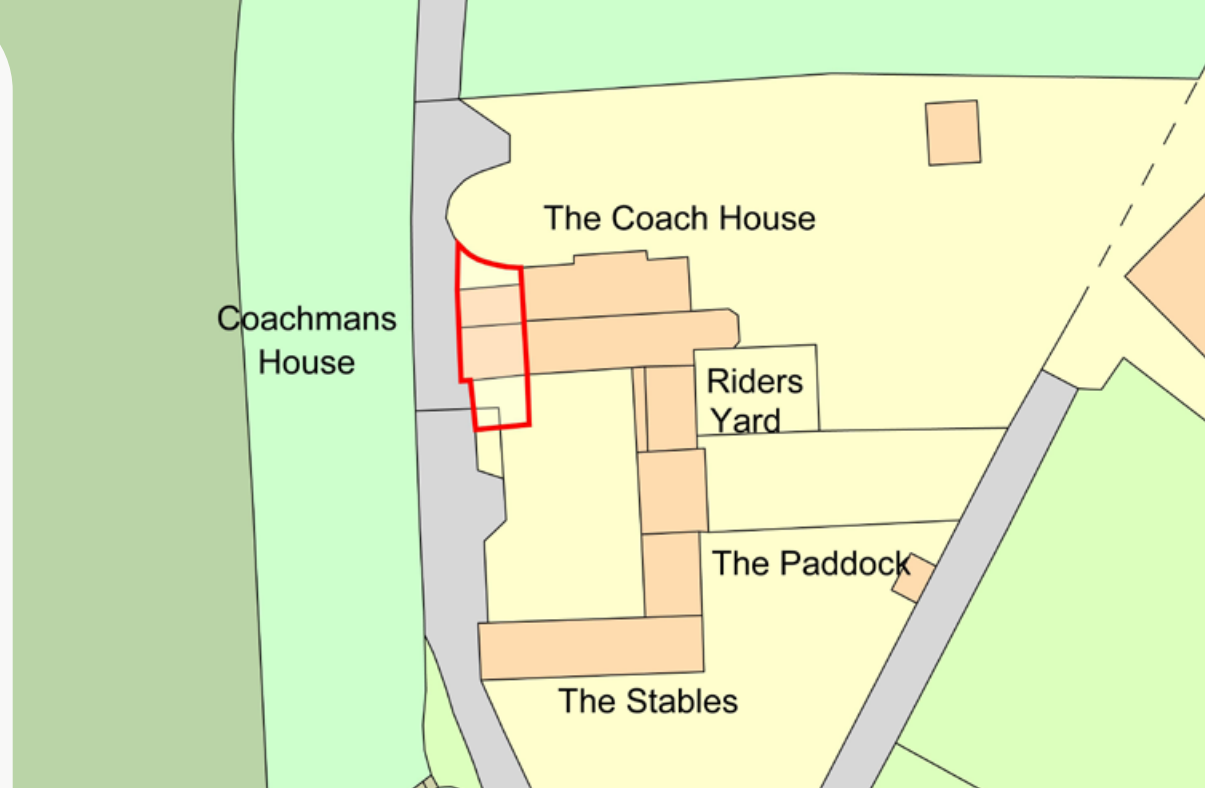
### Important Notice

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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