



37 DALRYMPLE LOAN

Musselburgh, East Lothian, EH21 7DJ.



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A rarely available, C-Listed traditional 3–4-bedroom terraced house, with a generous garden plot, within close proximity of Musselburgh's amenities and commuting distance to Edinburgh

Musselburgh Train Station 1.1miles, Edinburgh 6 miles, Edinburgh Airport 17 miles

(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Kitchen-Breakfast Room, Sitting Room, Entrance Hall Cupboard.

First Floor: Landing, Drawing Room/Bedroom 4, Principal Bedroom, Two further Double Bedrooms and a Family Bathroom.

Gardens: Private front and rear gardens, the front garden is enclosed by a high hedge providing privacy, with the rear garden providing a paved patio area and access to a secret garden which is predominantly laid to lawn, with herbaceous borders and a large garden shed.

About: 0.14 Acres



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Situation:

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 tracks along the River Esk, a choice of golf courses, theatre, famous racecourse, sports facilities and protected open countryside. Close by is Musselburgh Racecourse and the oldest Golf Course in the world still being played, Royal Musselburgh Golf Club played here from around 1760 to 1925 and local legend has it that Mary Stuart and her son, James VI, played on The Old Links. The retail/leisure park at Fort Kinnaird at Newcraighall offers a multi-screen cinema, a wide variety of major stores, restaurants, Marks & Spencer food hall and a private health club.

General Description:

37 Dalrymple Loan is a handsome terraced house, with traditional stone façade beneath a slate roof, offering comfortable accommodation over its two floors.

A wrought iron pedestrian gate opens to the front garden, which is flanked by gravel and bounded by a high hedge offering privacy. The front door opens to an entrance hall giving access to the principal rooms on the ground floor. A glazed door opens to a beautifully appointed and recently installed kitchen, offering a range of wall and base mounted units, with stainless steel basin. Modern appliances include: an integrated oven and four ring induction hob, integrated washing machine, dishwasher and space for a fridge/freezer. A further glazed door opens to a generously sized sitting room which overlooks the rear garden and offers space for a dining table and chairs, with a utility cupboard and a door opening out to the patio and rear garden.





Returning to the entrance hall there is a large walk-in cupboard providing storage and stairs that ascend to the first floor and landing.

On the first floor there is a beautiful drawing room/bedroom 4, which is bathed in natural light and features ornate corning, a central ceiling rose and a gas fire sitting beneath a marble mantle. Across the landing the principal bedroom features built-in wardrobes, with alcove shelving and a walk-in dressing area. Adjacent is a further double bedroom with built-in wardrobes and views over the rear garden. Across the landing is a further double bedroom with extensive built-in wardrobes. Completing the accommodation is a family bathroom, with bath with overhead shower, WC and wash hand basin, and a linen cupboard off the landing. From the landing access can be made to a partially floored loft.

Gardens:

The front garden is bounded by a stone wall and high hedge offering privacy to the front of the house, which is partially gravelled with a paved path leading to the front door. The impressive rear garden is accessed from the sitting room with a door opening to a partially paved and partially gravelled patio area, which is the perfect spot to enjoy a glass of wine on a summer's evening, with a spacious garden shed offering ample storage. A pedestrian gate opens to a secret and secluded garden to the rear, which is predominantly laid to lawn with a gravelled centre, which has a herbaceous border and a summerhouse which has a paved area perfect for al fresco dining.

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 7DJ.

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 gas, electricity, water and drainage.



Local Authority

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

Listed

C-Listed"

Council Tax

Band E.

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

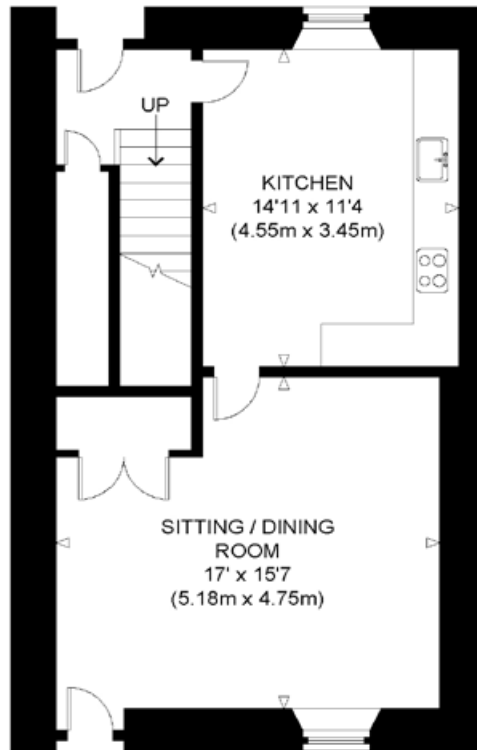
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

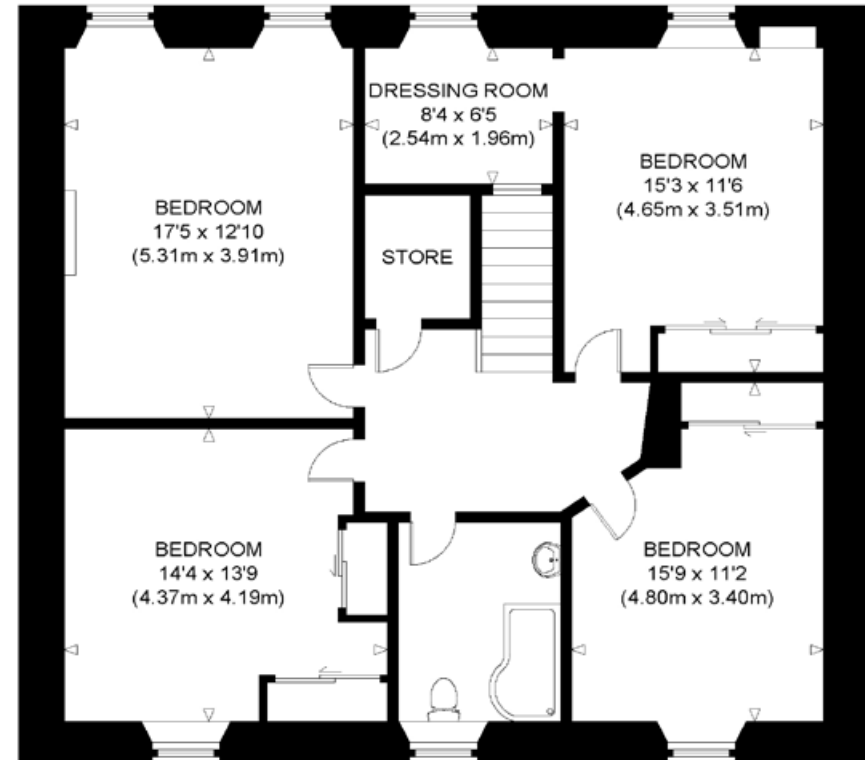
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT / 50.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1083 SQ FT / 100.7 SQ M

DALRYMPLE LOAN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1625 SQ FT / 151.1 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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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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