



THE WEDDLES,

South Queensferry, Midlothian, EH30 9SJ

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A uniquely charming 19th Century Gate Lodge, imaginatively re-invented as a spacious modern home with a striking extension, which is set within its own private, secluded grounds.

Situated in a scenic setting at the periphery of the illustrious Hopetoun Estate, The Weddles is desirably located for prompt access to Edinburgh and Central Scotland's arterial motorway network and is within walking distance of South Queensferry's amenities.

Edinburgh 15 miles (24 km); Glasgow 47 miles (76 km); Edinburgh Airport 9 miles (14 km). (All distances are approximate).

Accommodation

Ground Floor: Entrance Hall, open-plan Sitting Room, Dining Room and Kitchen (situated within original cottage), WC and Utility Room. Boiler Room (accessed from garden).

First Floor: Living Room, Principal Bedroom with en-suite Shower Room and Store, Double Bedroom, third Bedroom, Family Bathroom. Hung-balcony with access into Study/fourth Bedroom.





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Location

Lying on the periphery of the grounds of the illustrious Hopetoun House, The Weddles enjoys a private setting, secluded by the mature woodland of the neighbouring Estate. The Southern bank of the Firth of Forth is a short distance from the house, and glimpses of the water can be seen through the trees which bound the property to the North.

Governed by iconic views over the Forth Estuary, the small and historic coastal town of South Queensferry has earned enduring popularity. Its cobblestoned High Street, situated approximately one mile from The Weddles, is endearingly charismatic and is populated by an eclectic range of independent shops, cafés and services. The town is well-served with amenities, which include a generous array of stores, comprehensive professional services, medical facilities and the local Primary and Secondary Schools. A gentrified commuter stronghold for the Capital, the town also boasts a collection of vibrant and well-regarded bakeries, pubs, and restaurants. South Queensferry also has two grocery stores, a Scotmid and a Tesco Superstore, and is within a short distance of the Hopetoun Farm Shop and Garden Centre. Neighbouring the town, Port Edgar Marina offers a comprehensive range of sailing facilities and water sports activities, as well as popular diner, Down the Hatch, and the highly-acclaimed restaurant/bar, Scotts.

South Queensferry is very well-connected, with easy access to both the Forth Road Bridge to the North and the City Bypass. Equally, the A90 is within close proximity, providing trunk road access to central Edinburgh. The city fulfils all the cultural, educational, shopping and professional expectations of Scotland's Capital. The nearby commuter station of Dalmeny is within walking distance of the High Street and offers regular rail services, North and Southbound, on the East Coast line, with journey times to Edinburgh Waverley in under 20 minutes. The bus service into the City is equally convenient, reaching the central St Andrews Square station in approximately 35 mins. Edinburgh International Airport and the remaining motorway network of Central Scotland are also within easy reach.

General Description

The Weddles is a most individual home, which offers a superb marriage of spacious, free-flowing living space and atmospheric accommodation, rich in heritage charm.

Built to preside over the Eastern avenue towards the neighbouring Hopetoun House, the original stone-built gate lodge dates to the early 19th century. Designed in the style of a Cottage Ornée or "decorated cottage", the pretty round fronted lodge is set beneath a conical roof and is animated with a collection of charismatic features, which allude to its history and the illustrious reputation of the Estate. The endearing façade is punctuated by a series of arch windows, framed with shutters and an ornamental porch with classical colonnades that shelters the storm doors.





During the 1970s the Gate Lodge was transformed by two architect-designed additions to the rear, which created a statement modern wing. The striking extension, which is defined by beams and double-height glazing, attractively juxtaposes against the traditional cottage and the scenic woodland which bounds the property to the South and East. From the driveway, a pathway provides approach to the house, transecting a colourful rockery, planted with a vibrant array of perennials. The main entrance door opens into the extension, where there is a Hallway, which adjoins the original cottage accommodation and a stair-tower rising to the modern accommodation on the First Floor.

The old lodge, which contains a richly atmospheric living space, features a terra cotta quarry tiled floor, exposed stone walls and painted timber beams. The sociable space circulates around a central chimney breast and is suited to both comfortable day-to-day living as well as entertaining, with a Sitting Room, Dining Room and Kitchen. In the lounge area, a Clearview wood-burning stove occupies the original fireplace and provides a heartening focal point. The ceiling above is open to the rafters and features a hung-balcony. The Dining Room has fitted cabinets and display shelves and a picture window, providing a private outlook over the lawn and into the woodland beyond. It is walk-through into the Kitchen, which is practically appointed with a range of units, as well as two Hotpoint ovens and a Fridge/Freezer, a four ring electric hob and a John Lewis dishwasher. A stainless steel 1.5 bowl sink and drainer is inset into the work surface beneath a charming arch window, which overlooks the garden gates. Off the lounge, there is a door into an Entrance Vestibule featuring the storm doors to the front of the property.

Off the Hall, the Ground Floor accommodation is completed by a WC, with a wash hand basin, and a Utility Room, which is fitted with shelving and houses the Samsung washing machine and tumble dryer. An open-tread staircase climbs to the First Floor, where the modern addition projects to the West, suspended above the gardens to the South and North. The accommodation within the wing was very thoughtfully designed, with a clear emphasis on situating the property within its environment. Floor-to-ceiling windows punctuate the North and South elevations, evoking the impression of an almost natural transition between the internal accommodation and the tranquil woodland surroundings.

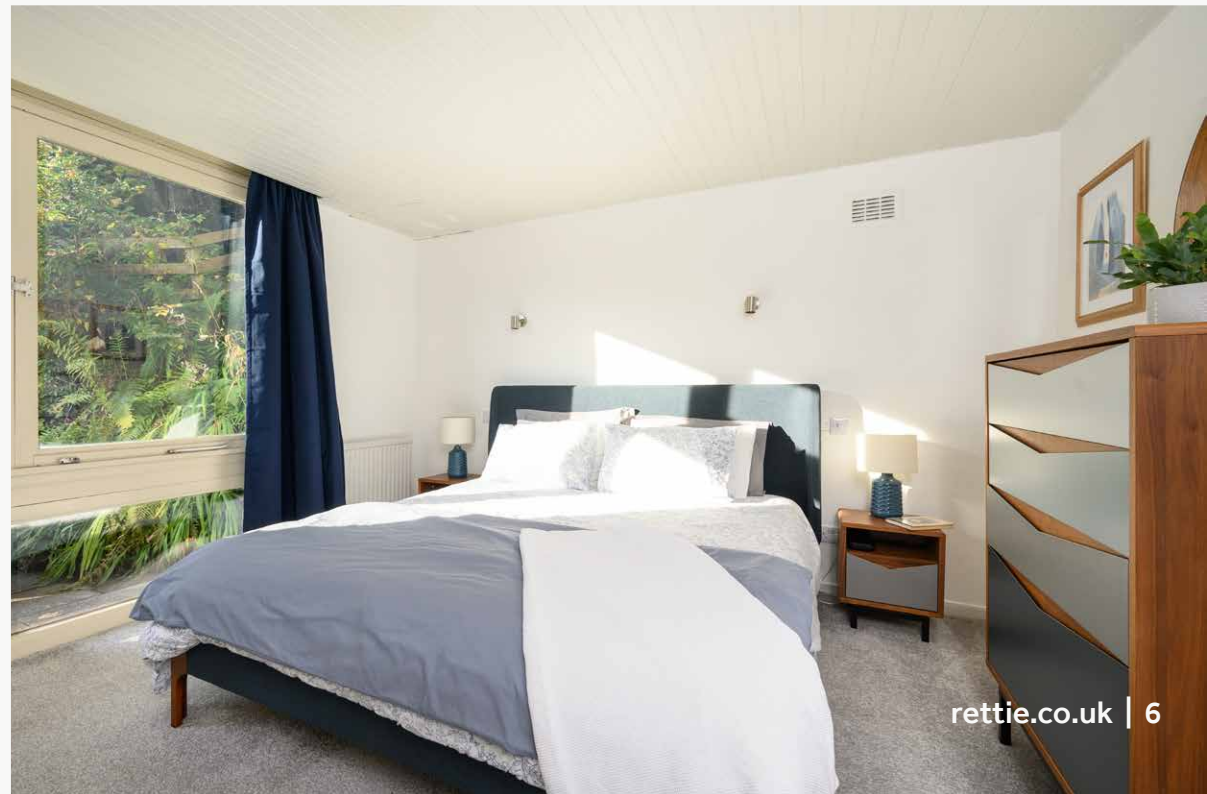
The upper hallway extends naturally into a spacious and flexible Living Room, suitably proportioned for multi-purpose use. It is dual aspect; showcasing full height windows which span the exterior walls and offer open views over both the colourful rockery and the lawn garden.

The Master Bedroom is located at the westernmost extent of the property and offers generous double accommodation, as well as an en-suite, complete with a Shower, a wash hand basin and a WC. It offers a wealth of storage with both fitted wardrobes and access into an adjoining Store Room, which can easily be imagined as a Dressing Room.

The second well-proportioned Double Bedroom is located off the Upper Hallway. It features statement windows, which stretch across the exterior wall and afford scenic views over the secluded lawn garden and the surrounding woodland setting. The third Bedroom also benefits from floor-to-ceiling windows and shares in the peaceful outlook. Both of these bedrooms also have internal windows at ceiling height, which encourage a through-flow of natural light from the South.

The Family Bathroom has been finished to an exacting contemporary specification, with a slate shower tray with a luxurious Deluge Shower, complete with a hand held attachment, a wash hand basin and a WC.

From the upper Hallway, there is a door which leads onto the hung-balcony above the Sitting Room within the old lodge. The balcony provides access to a Study, which is combed and has a large ceiling window with a view into the woodland canopy to the side of the house. It can easily be imagined as a single bedroom or nursery and has a cupboard housing the hot water tank.





Exterior

The Weddles sits in a generous and well-established plot. Delightful woodland, featuring a varied array of mature deciduous and coniferous trees and diverse wildlife, bounds the property from the South West to the North, creating a serene sense of privacy and seclusion. The gardens have been landscaped and planted with diligence and enthusiasm, to provide year-round interest and are bounded by a combination of established hedging and timber fencing.

On approach, the entrance leads into a stone and cobbled driveway, offering ample room for car parking at the foot and the side of a detached, single garage, with an up-and-over door. To the South of the house, a rockery, herb garden, and a wild flower meadow offer definition and colour, whilst to the North there is a large, sheltered lawn encircling a beautiful yew tree. The garden extends to the East into a mature meadow, interspersed with specimen trees. Beneath the shelter of the modern wing, which is suspended above ground level, there is ample room for storing logs and patio furniture. The internal Boiler Room, housing the Worcester boiler, is accessed via an exterior door in the North elevation of the house. There is a second, stone-pillared formal entrance, to the front of the original lodge; with a set of ornate wrought iron gates opening to a driveway.

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 EH30 9SJ.



Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Entry & Possession

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

Services

Mains Water, Electricity, Gas and Drainage. Worcester Gas Boiler powers heating and hot water systems.

Local Authority

Edinburgh City Council, 10 Waterloo Place, Wellington Court, Edinburgh, EH1 3BG
T: 0131 200 2000

Council Tax

Band – G

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.

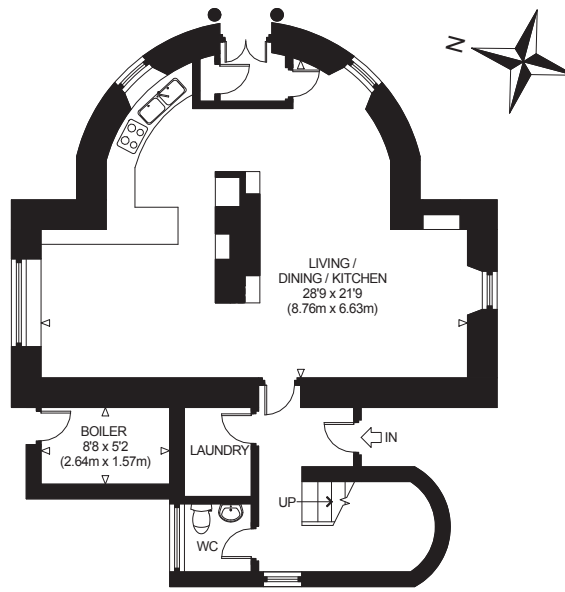
Websites and Social Media

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

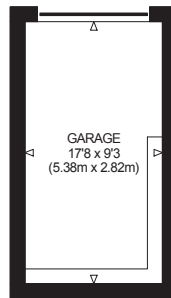
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

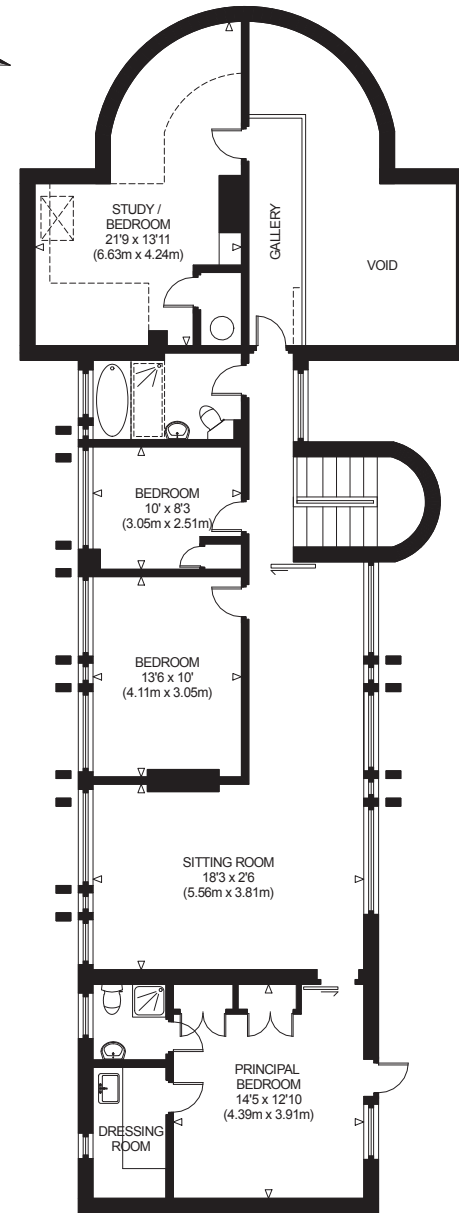




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 739 SQ FT / 68.7 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 164 SQ FT / 15.2 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1330 SQ FT / 123.6 SQ M

THE WEDDLES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2069 SQ FT / 192.3 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / EXCLUDING VOID)
EXTERNAL GARAGE AREA 164 SQ FT / 15.2 SQ M
TOTAL COMBINED FLOOR AREA 2233 SQ FT / 207.5 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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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.

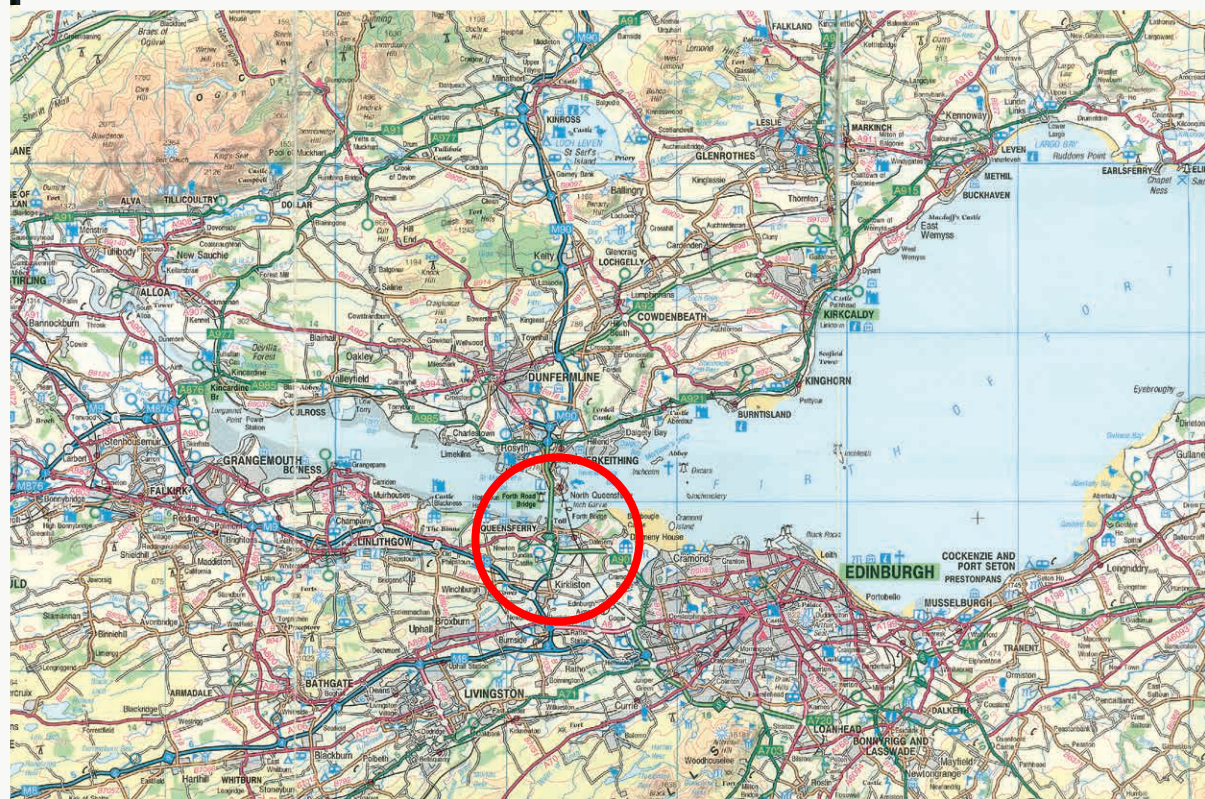
Important Notice


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.

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