



8 CARBERRY CLOSE

Inveresk, East Lothian, EH21 8PP



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A substantial 5–6-bedroom family home, with generous garden and far-reaching pastoral views, with double garage and within close proximity to Musselburgh's amenities and commuting distance of Edinburgh.

Musselburgh 1.2 miles, Edinburgh 9.3 miles, 18 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Open Plan Kitchen-Dining-Family Room, Study/Bedroom 6, Utility Room, Shower Room and Two Storage Cupboards.

First Floor: Landing, Principal Bedroom with Walk in Wardrobe and En Suite Shower Room, Double Bedroom with En Suite Shower, Three Double Bedrooms and a Family Bathroom.

Garden: Generous rear garden, predominantly laid to lawn with paved patio area and a herbaceous border.

Garage: Double Garage with manual doors and electricity.

About: 0.15 Acres



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Situation:

Inveresk is a beautiful conservation village situated on the outskirts of Edinburgh near the fishing port of Musselburgh, adjoining the East Lothian countryside. Evidence of the Roman occupation of Southern Scotland can still be found within the village, which was gentrified by incoming Edinburgh merchants who built imposing mansion houses, most of whom remain in single family ownership and contribute to the unspoilt and peaceful ambience of the village. Nearby Musselburgh provides an excellent range of everyday shopping and professional services, as well as a swimming pool/leisure centre, a racecourse and Loretto School, a private co-educational day and boarding school. In addition, the shopping complex at nearby Fort Kinnard offers an extensive range of retail shops including a Marks & Spencer Store and Food Hall along with an Odeon cinema and numerous restaurants. The beaches and golf courses of East Lothian are all easily accessible. Inveresk enjoys fast and easy road access to Edinburgh city centre (approx. 9 miles) and a commuter rail service is available from nearby Wallyford, Newcraighall or Musselburgh.

General Description:

8 Carberry Close is situated within a quiet residential development on the outskirts of Inveresk and is approached via a shared road that arrives to a private block paved driveway, where there is parking space for two cars in front of the double garage.

The house sits back from the main road and features a partial rendered façade, sitting under a slate roof. The front door opens to a spacious and welcoming entrance hall, which gives access to the principal rooms on the ground floor. Partially glazed doors open to an elegant sitting room, which has a large bay window with shutters and a log burning stove set under a stone mantel. Glazed double doors open to a spacious open plan kitchen/dining/family room. The kitchen area has a range of wall and base mounted units, with twin Whirlpool ovens, with microwave above and a five-ring gas hob with extractor above, a basin overlooks the rear garden, and there is a Whirlpool dishwasher and a fridge/freezer. The dining area has space for a dining table and chairs and has a lovely views overlooking the rear garden, which is accessed via glazed double doors. The family area has space for seating and again, has double doors out to a paved patio and the garden beyond. From the kitchen a door opens to the utility room, which has a range of wall and base mounted units and is plumbed for a washing machine and tumble dryer and is home to the gas boiler, with a door opening out to the rear garden and a further internal door opening to the integral double garage.

Completing the accommodation on the ground floor is a shower room, study/bedroom 6 and two storage cupboards. The shower room has a walk-in shower cubicle, WC and wash hand basin and the adjacent study/bedroom 6 has views over the front driveway. The storage cupboard offers ample storage for shoes and coats, with the under stairs cupboard utilised for storing larger items.



From the entrance hall stairs ascend to the first floor and landing, giving access to the principal bedroom with walk-in wardrobe and en suite shower, a further double bedroom with en suite shower room, and three further double bedrooms and a family bathroom. The principal bedroom is a generous size with dual aspect, with walk-in wardrobe area and access to an en suite shower room with walk-in shower cubicle, WC and wash hand basin. To the front of the property is another generously sized double bedroom with built-in wardrobes and an en suite shower room with walk-in shower cubicle, WC and wash hand basin. Across the landing is a further double bedroom, which has built-in wardrobes and overlooks the front driveway. The remaining two double bedrooms both have built-in wardrobes, and both overlook the rear gardens, and have far reaching views over farmland to the rear. Completing the accommodation on the first floor is a family bathroom with bath with overhead shower attachment, WC and wash hand basin. From the landing, access can be made to a partially floored loft via a Ramsay ladder.

Garden:

The rear garden is predominantly laid to lawn, with an expansive patio area, which currently features a hot tub, with a high laurel hedge with views over East Lothian farmland to the rear. At the side of the garden there is a pedestrian gate that opens to a paved patio area where there is a bin store and a garden shed. At both sides of the house there is pedestrian access to the front 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.

Photos

The external photos were taken in the summer of 2018.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH21 8PP.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included. The Hot Tub is available by separate negotiation.

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: 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.

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

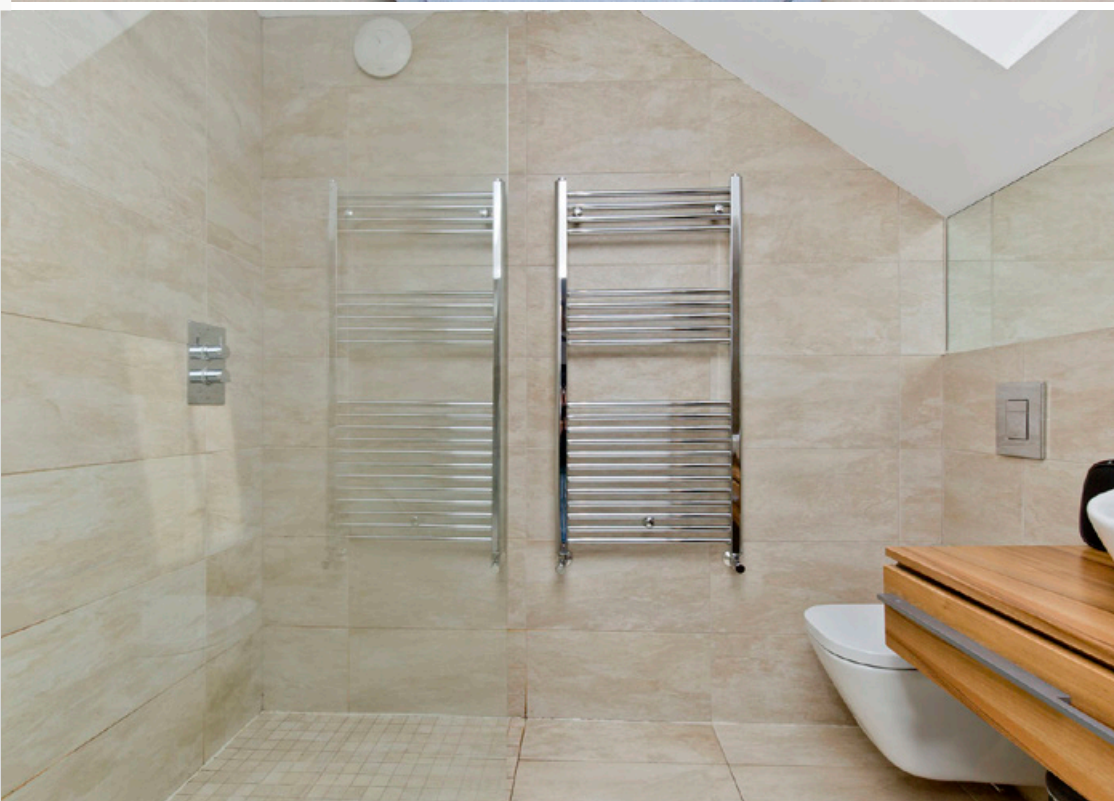
Rettie & Co, their clients and any joint agents give notice that:

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.

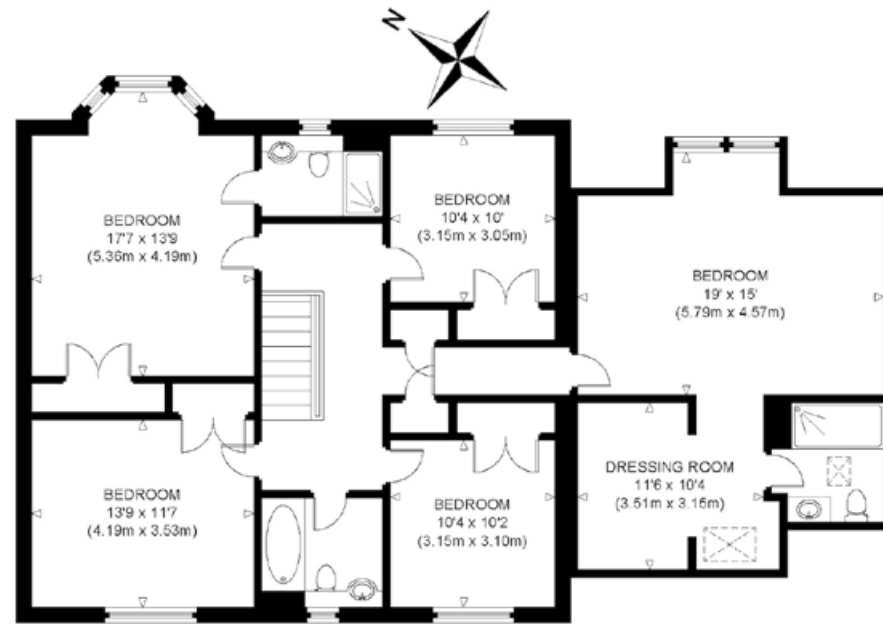
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party 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.

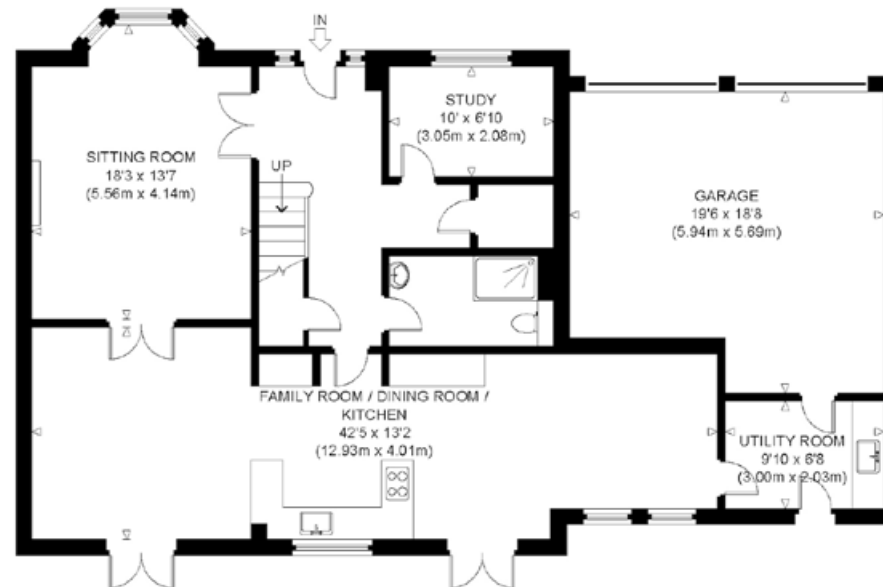








FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1435 SQ FT / 133.3 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1493 SQ FT / 138.7 SQ M

CARBERRY CLOSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2928 SQ FT / 272.0 SQ M

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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