



THE SMIDDY

East Fortune, North Berwick, East Lothian EH39 5LD



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An attractive 4-bedroom detached family home in the heart of East Lothian, offering spacious accommodation and a detached garage with a large, enclosed garden overlooking surrounding countryside.

East Linton 3 miles, Haddington 4 miles, North Berwick 5 miles,
Edinburgh City Centre 20 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor: Entrance Portico, Reception Hall, Dining Kitchen/ Conservatory, Dining Room/Living Room, Sitting Room, Principal Bedroom with En-Suite Shower Room, Utility Room and Cloakroom

First Floor: Landing, Double Bedroom with En-Suite Shower Room, Two further Double Bedrooms, one with a Balcony, and a Family Bathroom

Garden: Enclosed lawns surround the property with a burn, three patio terraces and a driveway to include an electric car charging point

Garage: Detached pitched roof garage supplied with electricity

About: 0.5 acres (0.20 Ha)



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Situation

The Smiddy resides in the hamlet of East Fortune, close to the popular towns of East Linton and North Berwick, and is renowned for its airfield and former RAF station. Constructed in 1915, RAF East Fortune was used as a fighter station during the First World War and later utilised by a night fighter operational training unit during the Second World War, after which the runways were taken over for local private aviation use.

In 1976, the Scottish National Museum of Flight was opened on the former RAF site and each summer the museum hosts a popular airshow. The airfield is predominantly now used for agriculture, but the runways and taxiways are largely intact; a portion of which are now used for microlight aircraft only.

Within East Fortune is Merryhatton Garden Centre and a popular farm shop which supplies a variety of locally sourced produce. The nearby towns of North Berwick and Haddington offer a range of shops and facilities to include independent stores, supermarkets, swimming pools, leisure centres and schooling. East Fortune is within the catchment area for the highly regarded North Berwick High School with a school bus that passes through the hamlet. Private primary schools in the area include Belhaven in Dunbar and The Compass School in Haddington, with Loretto based in Musselburgh and a variety of private schools in Edinburgh.

There are a number of glorious sandy beaches in the vicinity with an abundance of renowned links golf courses to include Muirfield, Gullane, Luffness, Renaissance and Archerfield clubs. East Lothian's magnificent coastline provides various water sports and sailing facilities alongside exceptional hiking, biking and horse-riding throughout the scenic surrounding countryside.

Edinburgh City Centre is only 20 miles away and is within easy commuting distance either by car via the A1, or by train, with the nearest stations at Drem and East Linton being only a short drive away. Additional rail services to the south and London are also accessible from both East Linton and Dunbar stations, and there are regular bus services to the surrounding area.



General Description

The Smiddy is an attractive 4-bedroom detached family home built in 1990, of traditional design under a red pantile roof with a large garden, mostly laid to lawn, and far-reaching views over surrounding countryside.

Steps lead up from the gravel driveway to the front door that opens into a bright entrance portico with space to store coats and shoes as well as a cloakroom on the left. A further glazed door opens into the reception hall which gives access to all the principal rooms on the ground floor.

The large dining kitchen benefits from a range of floor and wall mounted units boasting sleek black granite work surfaces and a central island with a breakfast bar to one end. There is a walk-in pantry with shelving and space for a dishwasher as well as an additional deep pantry cupboard for further kitchen storage. The kitchen has been stylishly extended by the current owners who have created a fantastic dining/living space with a wall of glazed bi-folding doors that lead out onto a patio terrace at the front of the house. This makes for a wonderful entertaining space, especially throughout the summer months, with the doors folding back to allow a transient space from the kitchen to the garden. Alongside a dining table and chairs, there is also enough space for additional seating in front of a wall hung television.

A separate utility room with bright, dual aspect windows resides off the kitchen with a range of floor and wall mounted units to incorporate an oil-fired Worcester boiler, a Belfast sink and space for a washing machine and tumble drier. A rear door from the utility allows access to a side patio with an outdoor shower for washing off sand/dogs.

Returning to the rear hall, French doors open into a wonderfully bright and spacious sitting room, with dual aspect windows and French doors out to the south-west facing sun terrace, making this a fabulous entertaining space. There is ample space for a three-piece suite and a central feature fireplace, with a beautiful marble fire surround, houses a woodburning stove. Adjacent to the sitting room is a family room (formerly the dining room) which benefits from another set of French doors out to the rear patio.

To the left of the entrance hall is the principal bedroom with an en-suite shower room, which benefits from integrated wardrobes as well as triple aspect windows to include a lovely bay window seat with views over the garden.

Carpeted stairs ascend from the hall to the first-floor galleried landing, showcasing an attractive turned pine balustrade and enough space for an office or reading area. To the left-hand side is a large double bedroom with triple aspect windows and fabulous far-reaching views towards the Hopetoun Monument. A wooden floored area within the bedroom is currently being utilised for gym equipment.

There are two further double bedrooms, one with an en-suite shower room and the other, which is currently being used as a home office, with an amazing south-facing balcony that has space for a table and chairs - providing the perfect spot to sit with a drink in the sunshine overlooking the surrounding countryside to Traprain Law and the Lammermuir Hills.

A family bathroom completes the accommodation with a large bath, wash basin, WC and towel rail, alongside Velux style windows and matching granite surrounds.



Garden

A large garden surrounds the property, mostly laid to lawn with a charming burn that has been excavated by the current owners to create a lovely open water feature enhanced by overhead timber bridges and surrounding paths. A large circular sun terrace is situated to the south-west with direct access from the sitting room, and to the front of the house is a patio terrace off the kitchen with steps down to the driveway. A third rear patio with direct access from the family room and utility room also provides an outdoor shower for washing off equipment and dogs. There is a further garden tap, timber wood store and an oil tank behind the garage.

There is a spacious block-paved driveway to the front with a further gravelled area to the side that allows parking for several cars. Within the gravelled area is an electric car charging point with wiring enabled to a second point.

The garden is surrounded by open countryside but is fully enclosed with a post and rail perimeter fence line planted with hedging in parts as well as having dual timber gates as you enter the 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 EH39 5LD

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, this includes all fixtures and fittings to include all light fittings. The electric AGA and various white goods are available by separate negotiation.

Entry & Possession

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

Services

The house is served by oil central heating, mains electricity, water and private drainage

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

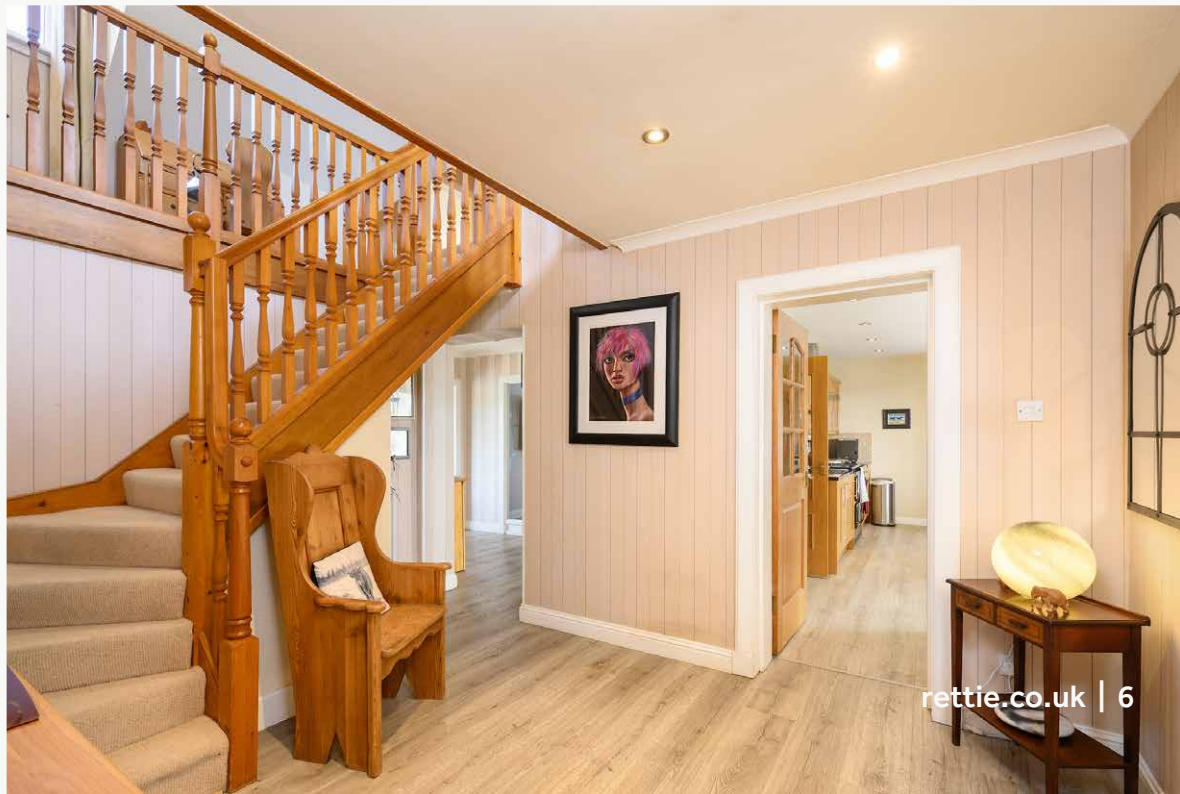
Band – G

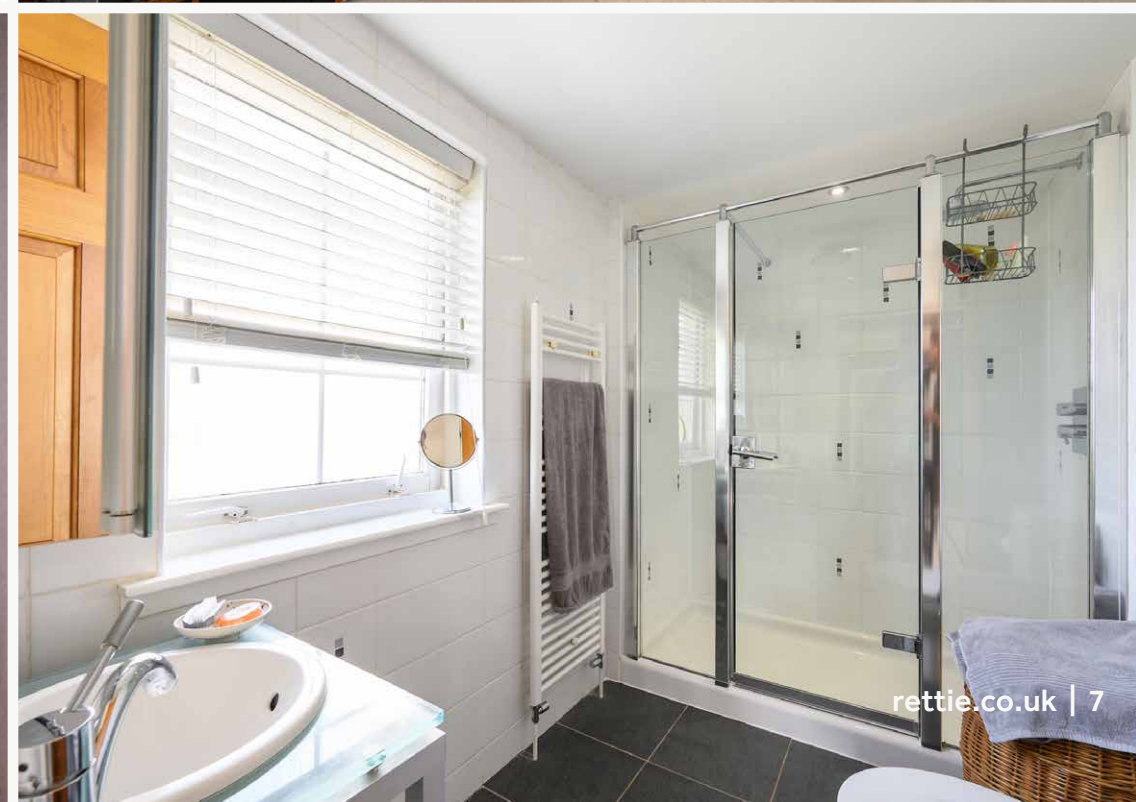
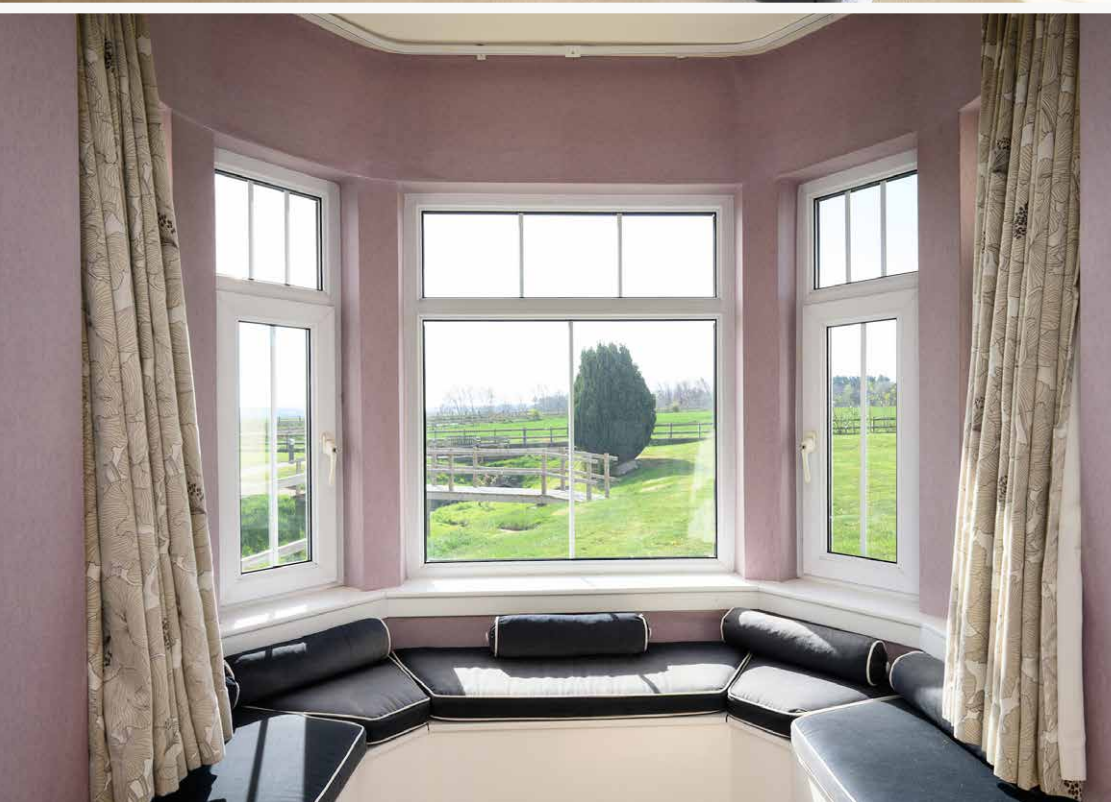
EPC Rating

Band – D

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. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.





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; twitter.com – RettieandCo; Instagram and LinkedIn.

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.

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

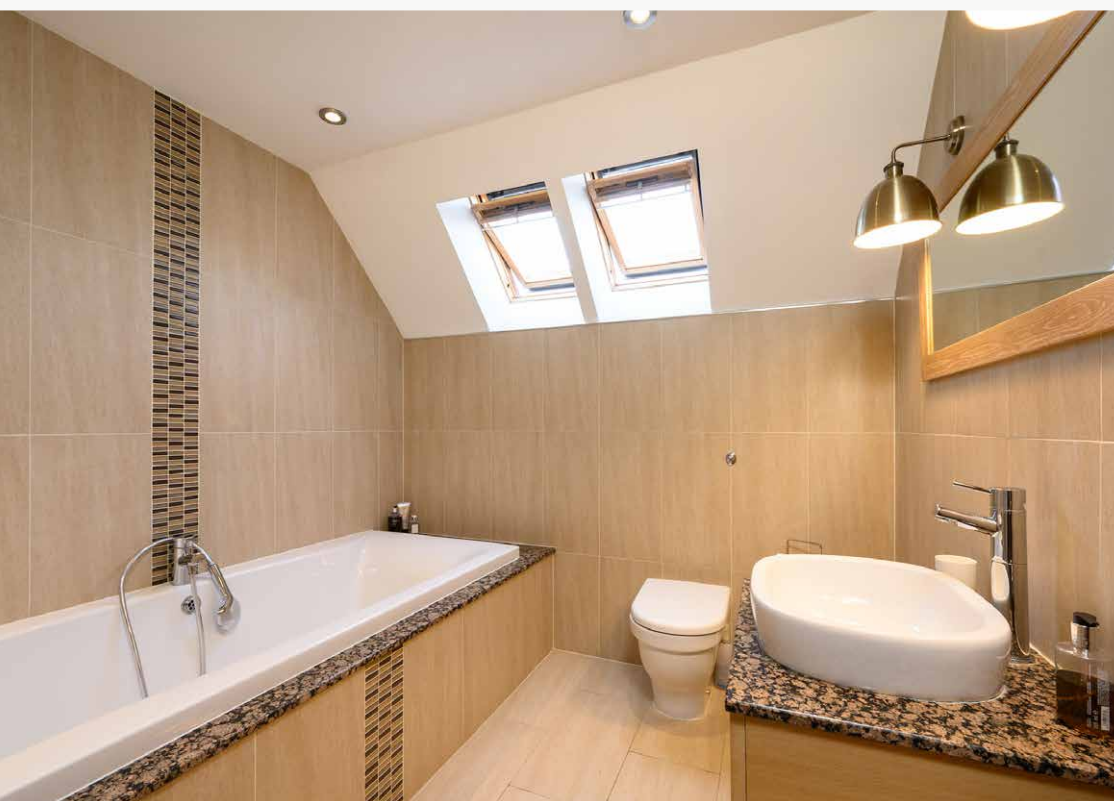
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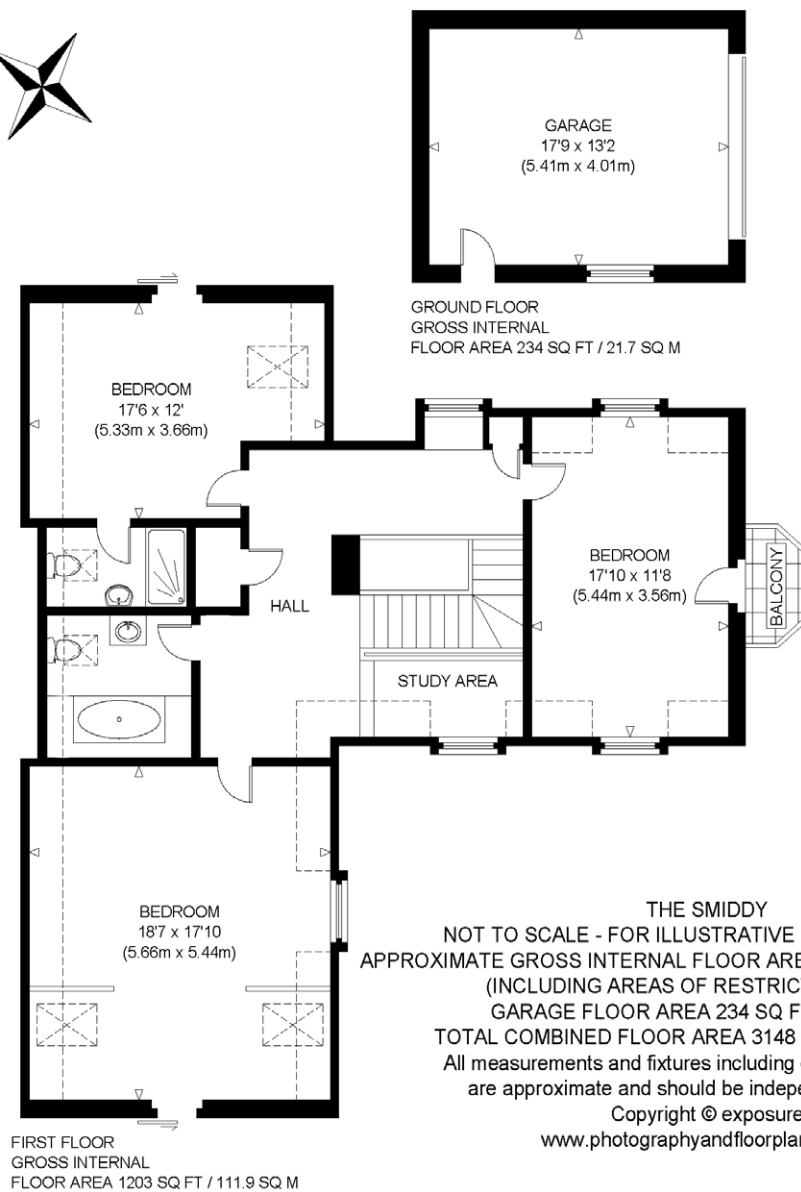
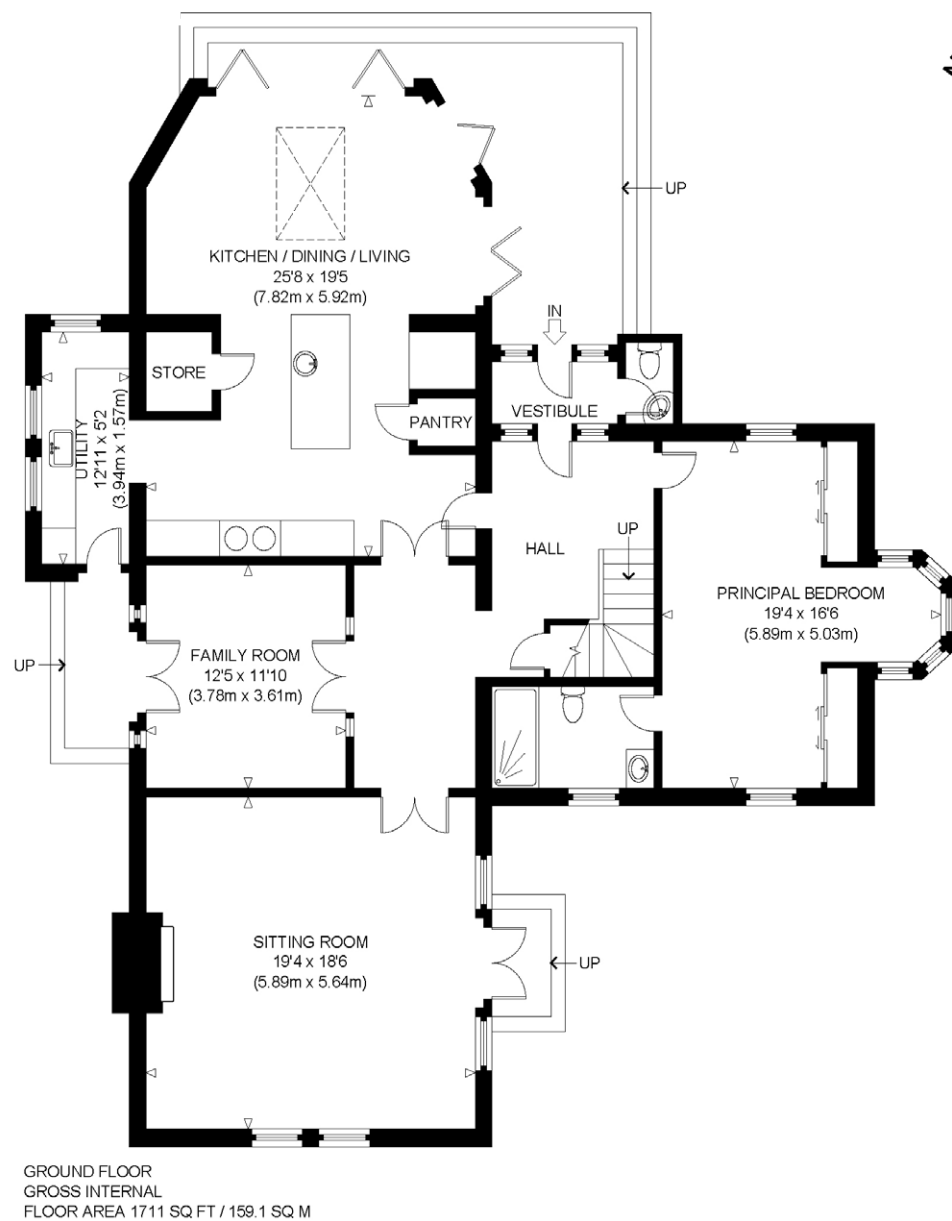
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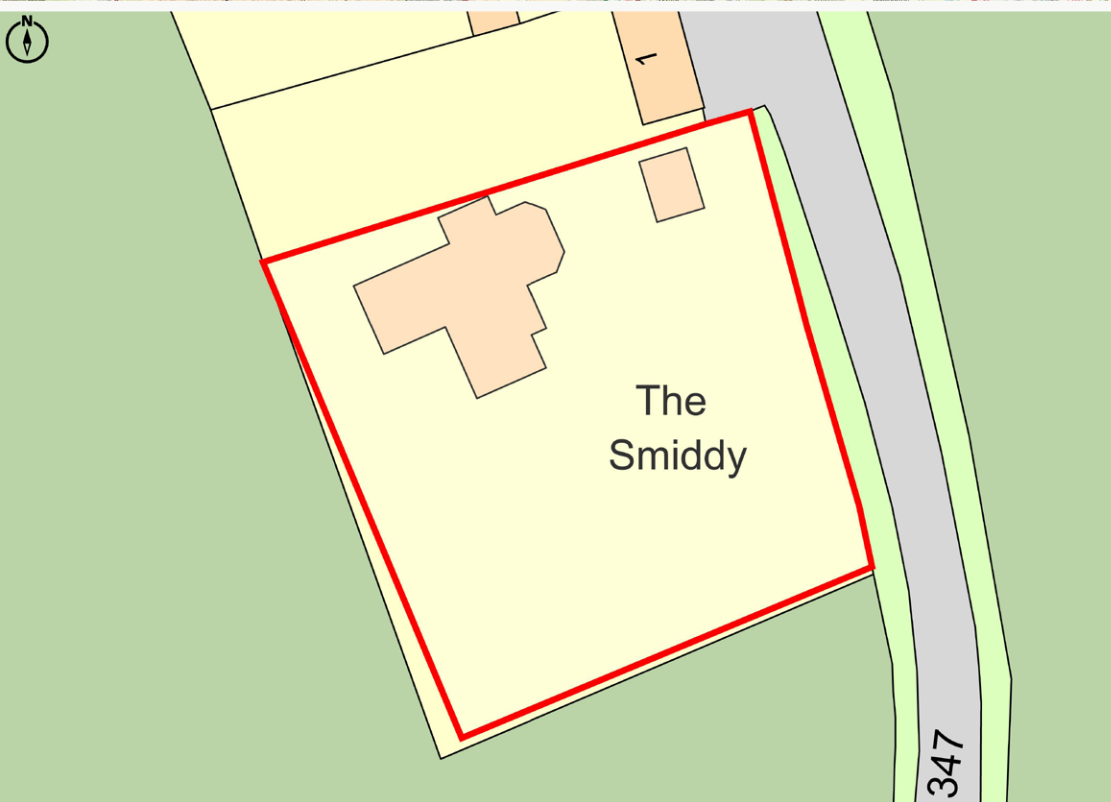
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.













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