



35 LETHAM MAINS HOLDINGS

Haddington, East Lothian, EH41 4HA



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Spacious 4/5 Bed house with stunning views to the Lammermuirs, extensive outbuildings and 4.69 acres of grass paddocks.

Longniddry 5 miles, Edinburgh 17 miles, Edinburgh Airport 26 miles (All distances are approximate).

Summary of Accommodation:

Sitting Room, Dining Room, Kitchen, Utility Room, 2 Bedrooms with ensuite Shower Rooms, two further bedrooms and a family bathroom.

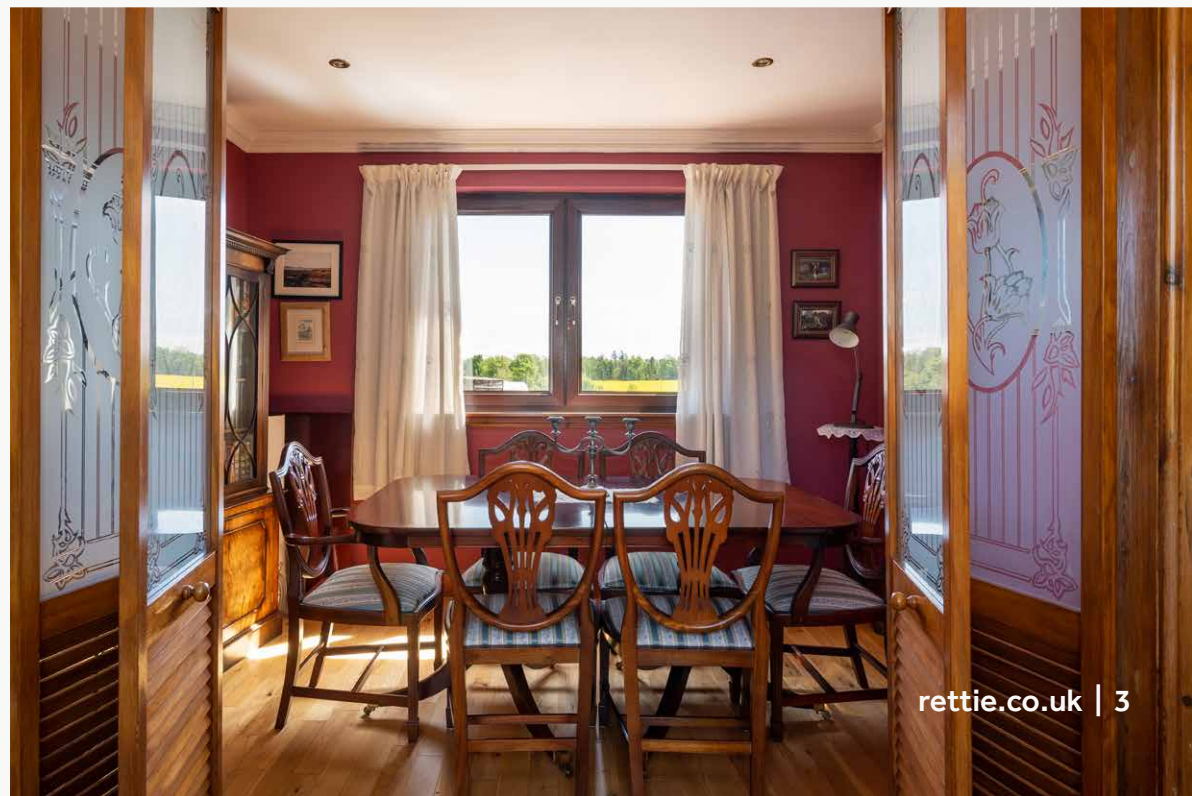
Outbuildings: Large workshop/Garage/Office and adjacent Barn.

Garden: Well established enclosed garden.

Paddocks: Two grass paddocks

About: 5.22 Acres (2.11 Ha)

For sale as a whole or in 2 Lots



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Situation

35 Letham Holdings is located on the edge of Haddington with Southerly views towards the Lammermuirs, yet within easy commuting distance to Edinburgh city centre and Airport. An extensive range of shops can be found locally in the market town of Haddington where there is a Tesco Supermarket, Retail Park, independent shops, and a monthly farmers' market. The nearby train station at Longniddry provides links to Edinburgh, with Dunbar on the main east coast line providing options to the South including Kings Cross and Penzance. Primary and secondary schools are available in Haddington with the independent sector catered for by the Compass School in Haddington and Belhaven Hill Preparatory School in Dunbar as well as Loretto School at Musselburgh and the numerous day and boarding schools in Edinburgh.

Lot 1 About 3.43 Acres (1.39Ha)

35 Letham Mains Holdings is approached via a gated driveway that opens to a gravel drive where there is ample space for parking, with the driveway continuing to the front of the house passing a double garage and workshop.

The house has a cream render finish under slate roof with double-glazed windows and oil-fired central heating. The accommodation is laid out over a single floor offering comfortable family living.



The Sitting Room is a lovely bright room with oak flooring, a feature brick central chimney with a wood burning stove beyond which is a Sun Room with twin doors out to the garden. The adjacent hall has folding partially glazed doors opening to the Dining Room and a door to the large family Kitchen. The Kitchen has an earthenware tiled floor and is fitted with a full range of wall and floor units including a central island. The Bay window is the ideal place for a breakfast table and to enjoy the southerly views. Beyond the Kitchen is the Boot Room/Utility Room which houses the oil-fired boiler, has fitted cupboards, a traditional sink and a door to the outside.

The principal Bedroom lies on the west side of the house and has a large modern ensuite Shower Room. A further ensuite Bedroom has double doors out to the garden and the accommodation is completed by two further Bedrooms and a Family Bathroom.

Outbuildings

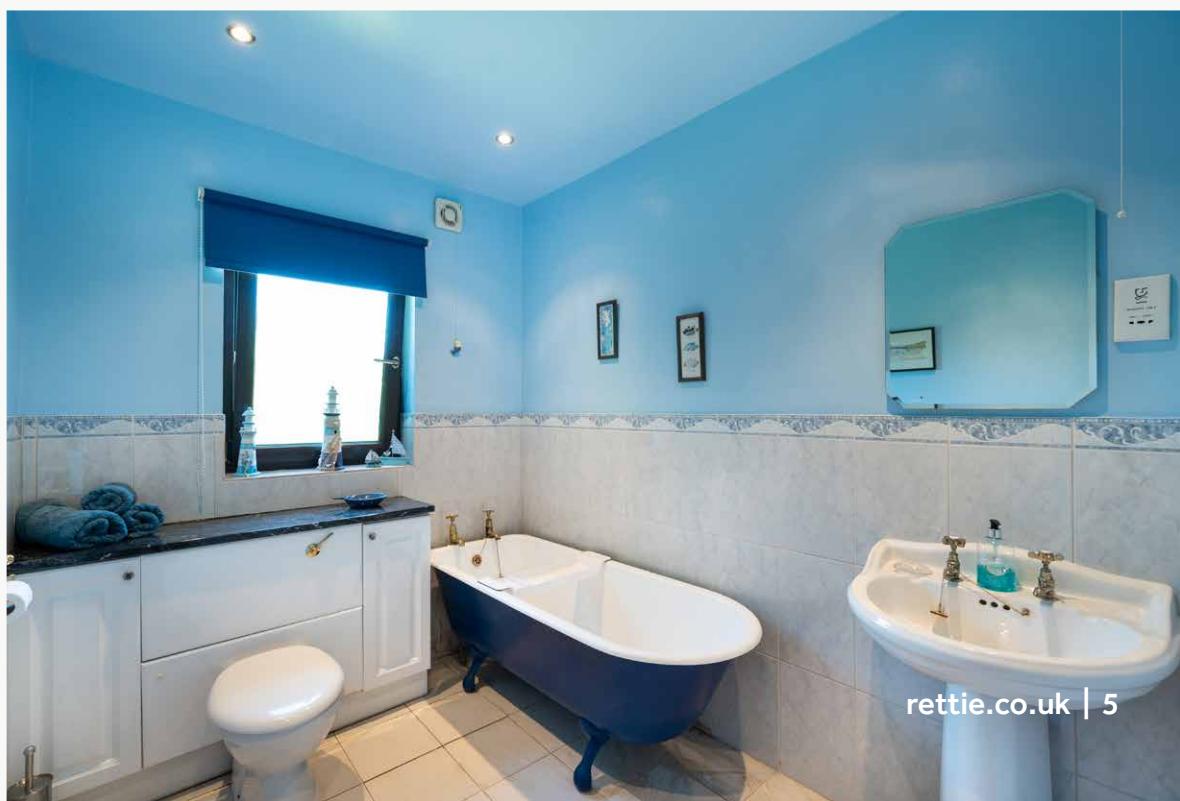
To the east of the house adjacent to the drive is a harled garage with a corrugated roof and double doors. There is an internal workshop office and the building is suitable for a variety of uses. To the rear of the Garage is a lean-to timber frame barn offering ideal storage and additional garaging. In addition there are two timber garden sheds.

Garden

The garden is principally laid to lawn enclosed by hedging and fencing with a bank of trees to the west providing shelter to the house.

Paddock

To the south of the house and garden separated by a post and rail fence there is a grass paddock extending to circa 2.90 acres which in the past has been cut for hay and grazed by a variety of animals.



Lot 2 About 1.79 Acres (0.72Ha)

Lying to the west of the property is a grass field extending to circa 1.79 acres which has direct access from the A6093 road and is suitable for a variety of uses.

GENERAL REMARKS AND INFORMATION

Fixtures and Fittings

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

Services

Mains electricity, water and drainage with Oil fired central heating.

Viewing

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH41 4HA.

EPC

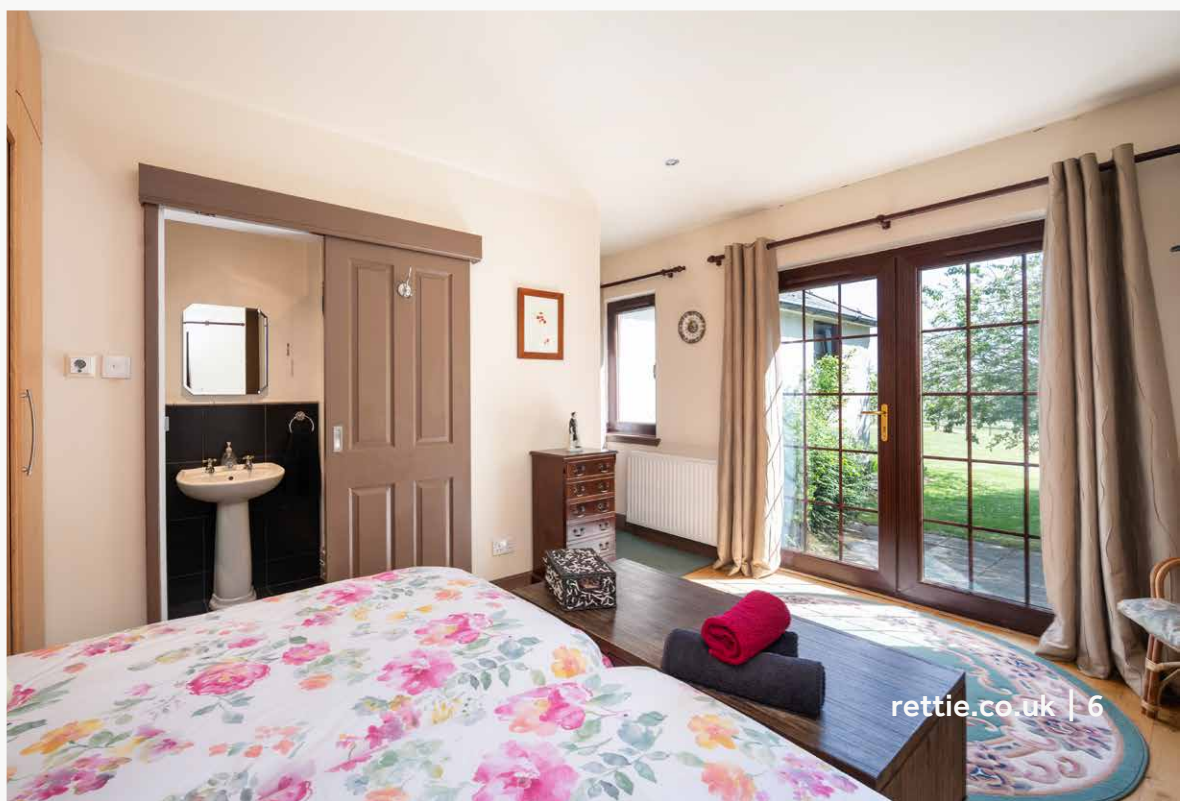
Band E

Local Authority

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

Council Tax

Band G



Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

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

Particulars and Plans

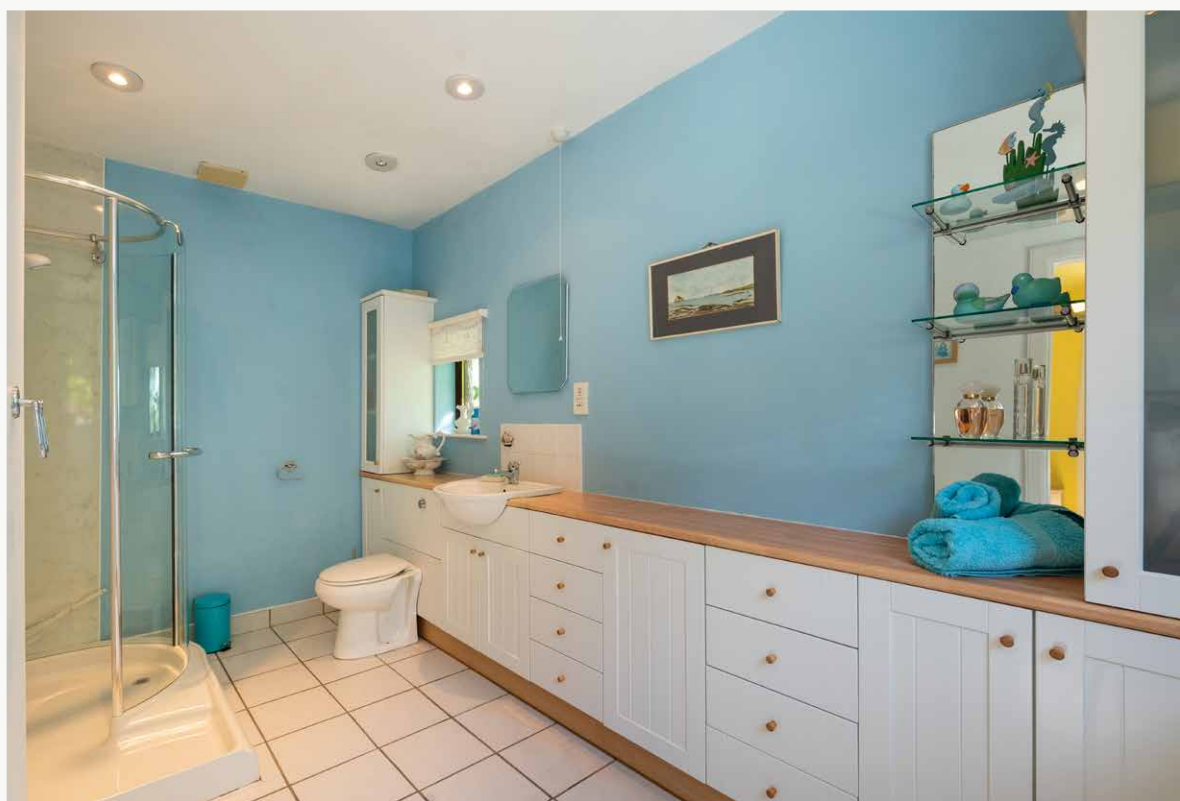
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.

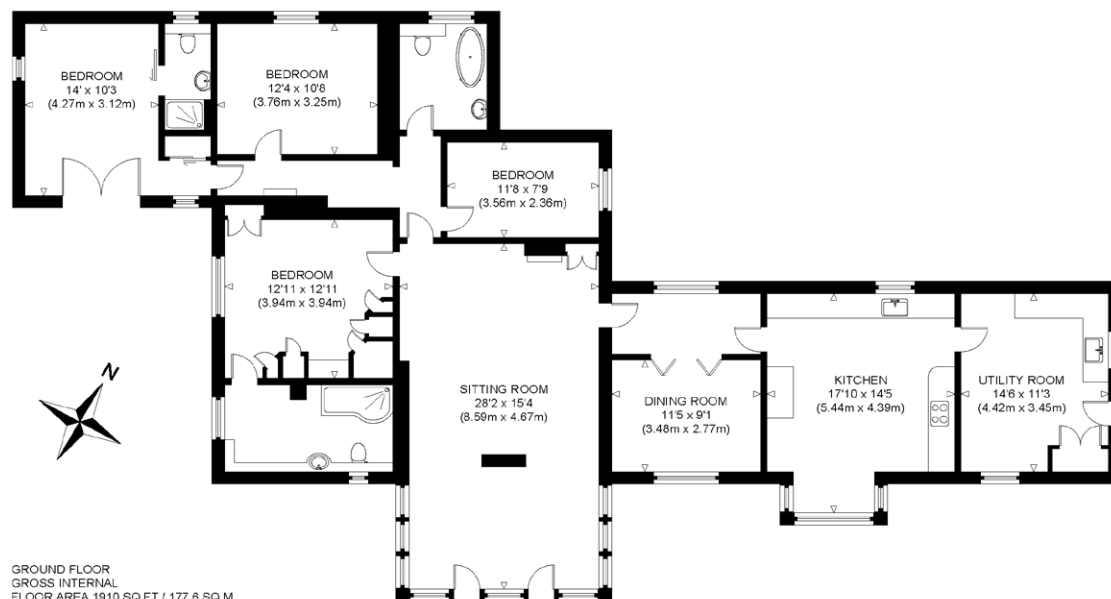


Important Notice

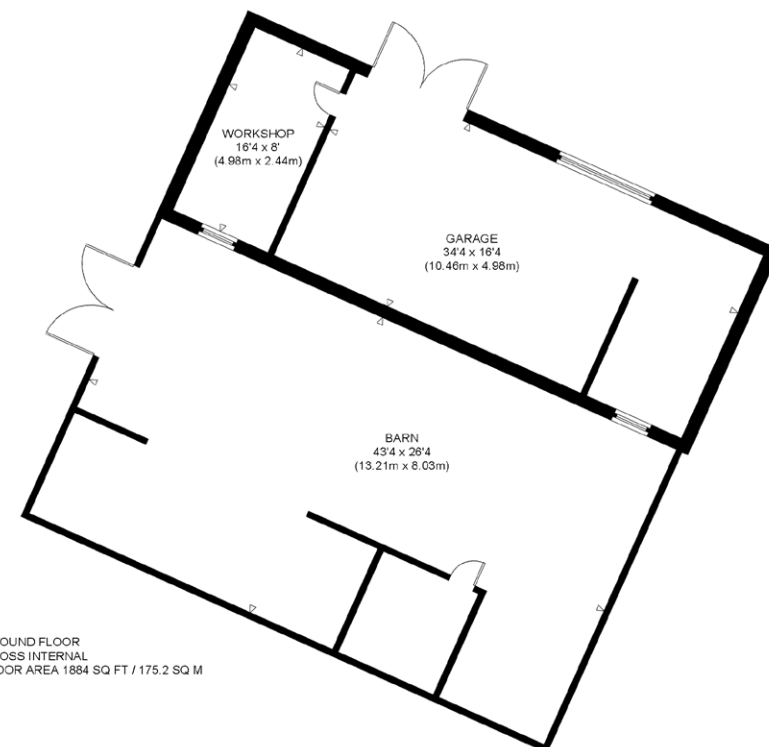
Rettie & Co, their clients, and any joint agents give notice that:

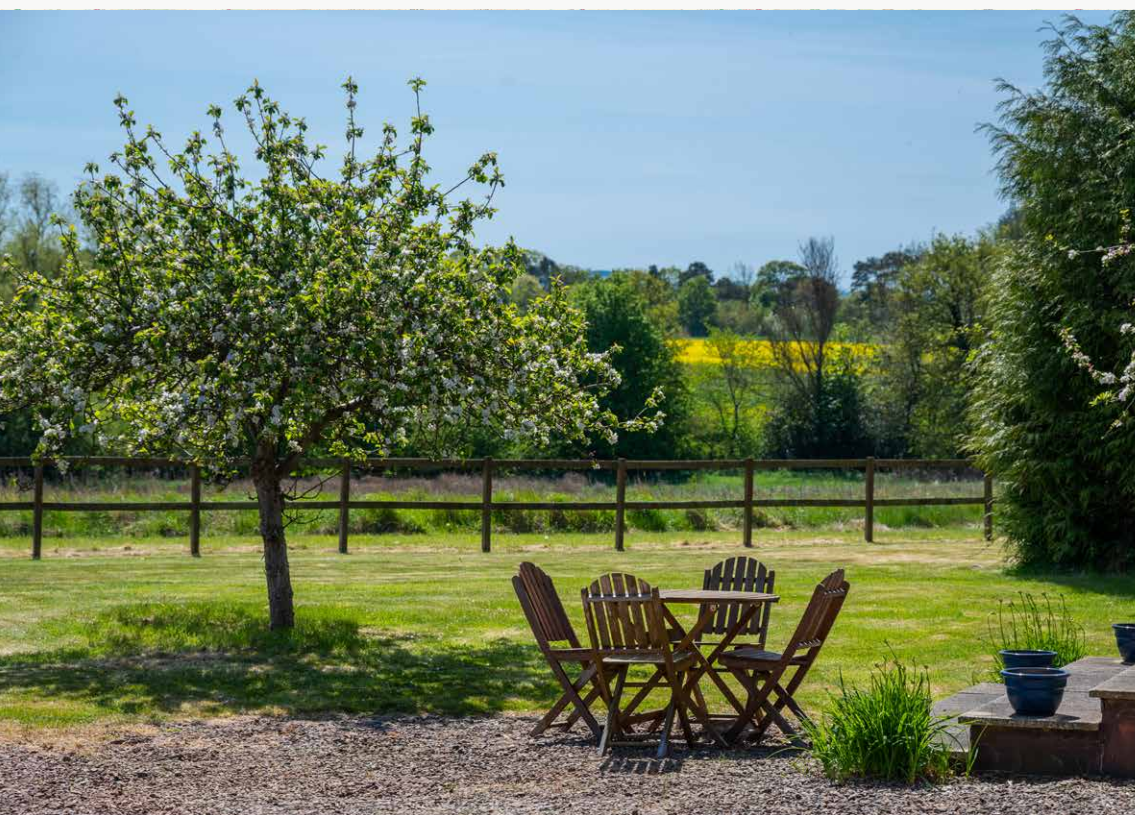
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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 particular 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.





LETHAM MAINS HOLDINGS
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1910 SQ FT / 177.6 SQ M
 EXTERNAL OUTBUILDING FLOOR AREA 1884 SQ FT / 175.2 SQ M
 TOTAL COMBINED FLOOR AREA 3794 SQ FT / 352.8 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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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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