



MEADOWSIDE

Strathearn Road, North Berwick, East Lothian, EH39 5BZ.



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A substantial detached family house providing flexible, spacious and beautifully presented accommodation with additional 1- bedroom garden cottage. Offering mature garden grounds that extend to 0.64 acres. Quietly located, occupying a prime position on the edge of the town, within close proximity of North Berwick's amenities and beach and within easy commuting distance of Edinburgh.

North Berwick Train Station 0.8 miles, Gullane 3.8 miles, Edinburgh 23.8 miles, Edinburgh Airport 32 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Reception Hall, Drawing-Dining Room, Sitting Room, Kitchen-Breakfast Room, Bar/Butler's Pantry, Study/Bedroom 7, Conservatory, Utility Room, Bathroom with Separate Shower and a Further Shower Room.

First Floor: Landing, Principal Bedroom with En Suite Bathroom and Dressing Room/Bedroom, Four Further Double Bedrooms and a Family Bathroom with Shower.

Garden Cottage: A self-contained 1-bedroom cottage, with sitting room and shower room.

Garage: Generous Single Garage.

Garden: Generous garden grounds extending to 0.64 Acres, predominantly laid to lawn, interspersed with herbaceous borders and specimen trees.

About: 0.64 Acres



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Situation:

North Berwick lies on the East Lothian coast with spectacular cliffs to its east and sweeping beaches to the west. The town has a bustling High Street with a wide range of independent retailers as well as national multiples. There is good local primary schooling and a highly regarded High School which consistently scores well in national league tables. East Lothian also has a wide range of private schools including Loretto in Musselburgh, The Compass in Haddington and Belhaven Hill in Dunbar. North Berwick has a Sailing Club, Rugby Club and Tennis Club as well as a well-equipped sports centre and swimming pool. Two golf courses cater for the sportsperson, whilst inland there is a wealth of walking and riding opportunities amidst the unspoilt countryside of East Lothian and the Lammermuir Hills. Edinburgh can be reached by car, or by a well subscribed train service from North Berwick to Waverley Station in the city centre. It is little surprise that this affluent coastal town amidst such glorious scenery has been nominated as "The Best Place to Live" in Scotland for the second year running.

Description:

Meadowside was built in circa 1910 and occupies a prime location on the edge of North Berwick. Its handsome façade makes it one of the most impressive houses in the town and the interior offers sociable family living, combining the grandeur of the early 20th century with all the conveniences of modern living. The ground floor accommodation is ideal for modern family life and entertaining, with two formal reception rooms, a large conservatory that interconnects with a sitting room and a large kitchen/breakfast room. Several rooms offer direct access to the garden, an additional entertaining space to spill out onto during the summer months. Throughout the house there is a wealth of retained period detail including sash windows, timber panelling, picture rails, wall presses, timber flooring and a service bell system.



The property is approached via electric gates and a private drive that provides off road parking for several cars and access to a generous garage with electric doors. The house is set well back from the road with a sheltered front garden that is principally laid to lawn with mature trees and colourful shrubs. A solid timber door provides access to an entrance vestibule with stained glass windows; a further door opens into a grand reception hall with timber panelled walls and an original cloakroom located off. The timber panelling continues into the formal drawing-dining room, a well-proportioned room with a working fire, a tripartite sash window to the front and additional sash windows to the side. The sitting room is another beautifully proportioned room with a working fire, flooded with natural light via a large bay window and twin sash windows. The study/bedroom 7 has a gas fire and interconnects with a large conservatory, designed and built by Mozolowski & Murray, to complement the house and providing direct access to the garden. The kitchen - breakfast room form the hub of the house, with space for a large dining table and French doors that to the garden. The bespoke kitchen was designed and made by Christopher Howard and is fitted with granite work surfaces, a Belfast sink and a good range of solid timber units, including a central island/breakfast bar that houses a preparation sink. Appliances include a gas and electric 4-oven Aga, an integrated dishwasher, integrated washing machine, integrated freezer, microwave and a freestanding fridge. The butler's pantry has been transformed into a stylish bar and is finished in the same style as the kitchen, with a Belfast sink and a serving hatch to the drawing-dining room. Also on this floor is a utility room with an adjacent shower room and a bathroom with separate shower room completing the accommodation on this floor.

The original timber staircase ascends to the first floor, lit by twin sash windows at half landing level. A spacious landing provides access to the principal bedroom suite, four further double bedrooms and a family bathroom. The principal bedroom is a light and spacious room, with a decorative fireplace and beautiful Juliet balcony that overlooks the rear garden. A door opens to a generous en suite bathroom with clawfoot bath, walk in shower cubicle, twin basins and a wc. From the principal bedroom a further door opens to a large dressing room with a fireplace and extensive built in storage. In addition, there are four further double bedrooms, all with original decorative fireplaces. One of the bedrooms is currently utilised as a children's playroom. A contemporary bathroom with shower completes the accommodation. The property benefits from excellent storage facilities, including a large attic space.



Garden Cottage:

A former tennis pavilion has been transformed into luxurious guest accommodation. Offering a spacious sitting room, bedroom and shower room.

Garden:

The gardens at Meadowside consist of a generous front and rear garden which are principally laid to lawn and feature an array of mature specimen trees, plants and shrubs.

Garage:

A generous single garage with electric doors.

Outbuildings:

There is excellent storage externally including original coal and log stores, a large timber garden store and a greenhouse.

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 5BZ.

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

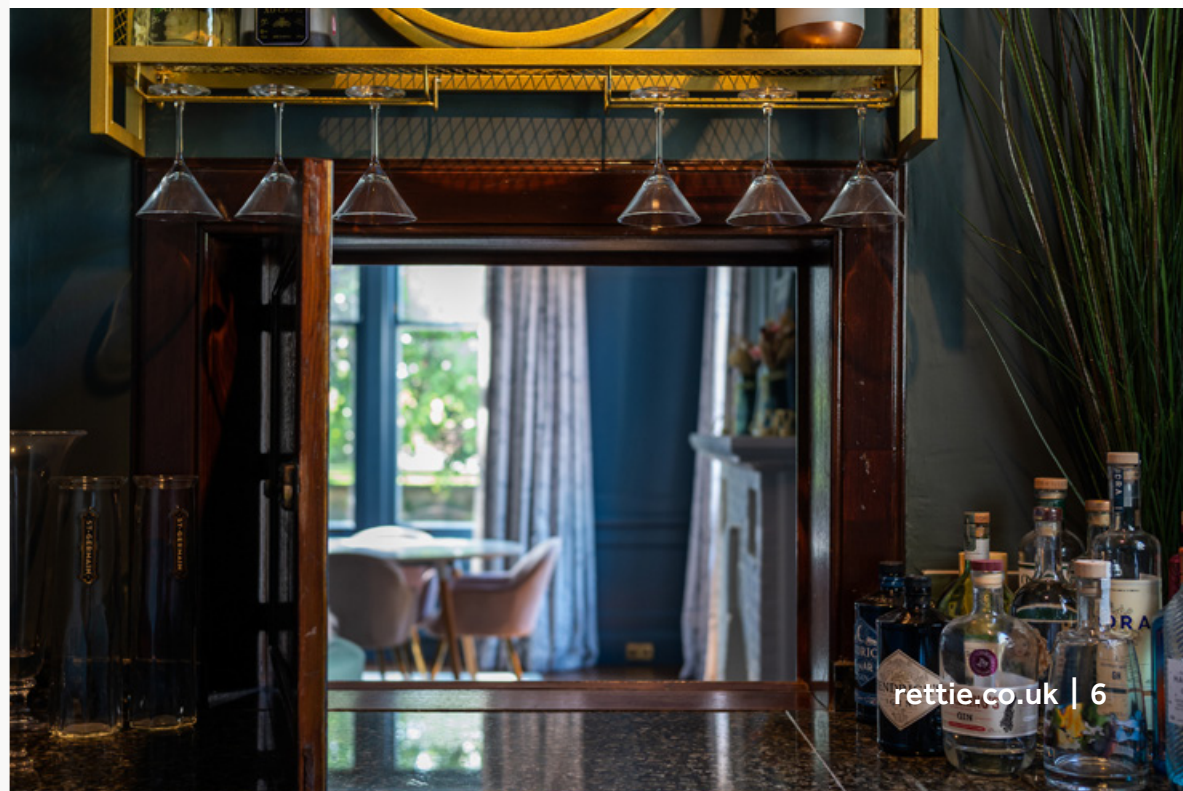
Mains gas, water, electricity and mains drainage.

Local Authority

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

Council Tax

Band H.



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.

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

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

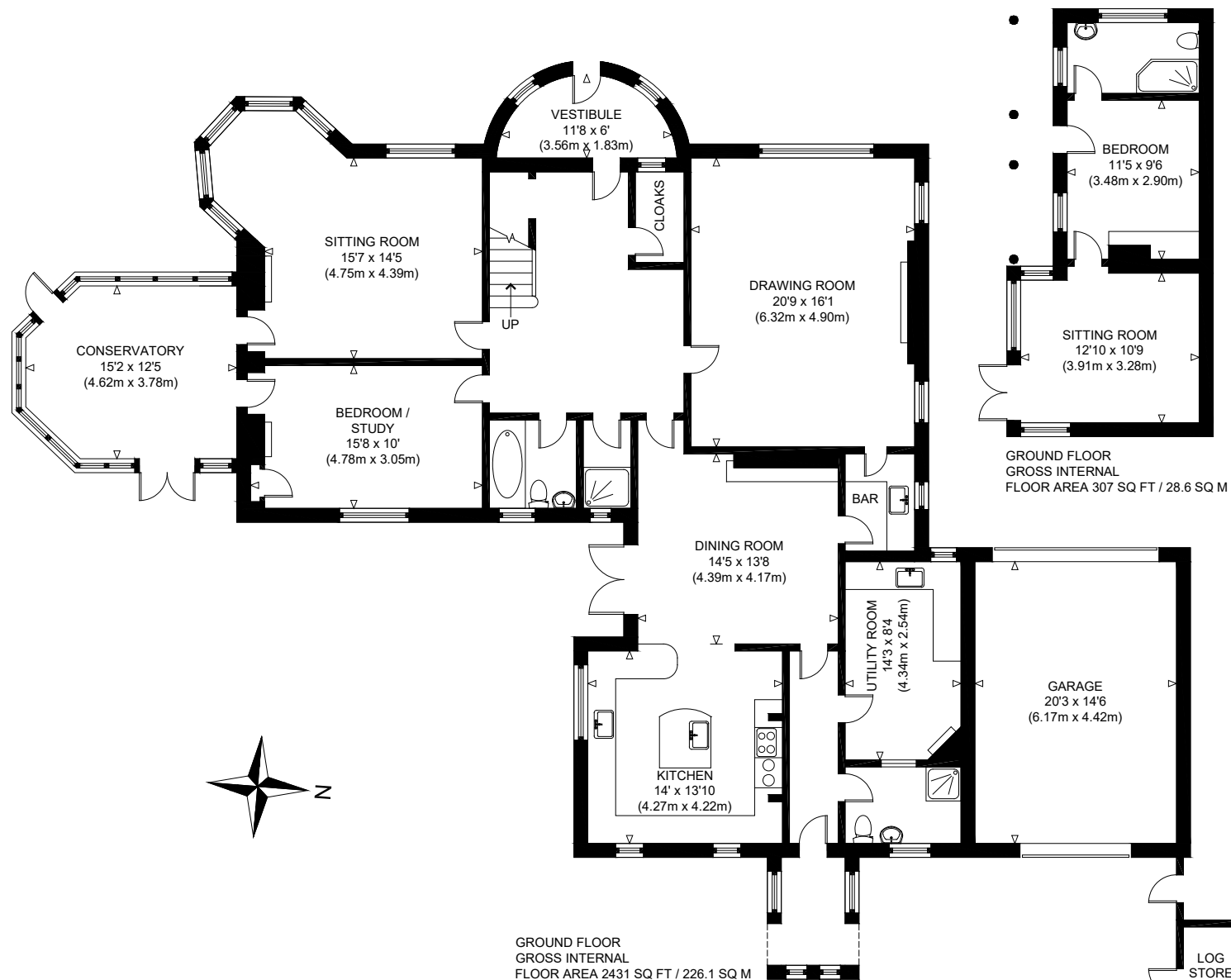
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

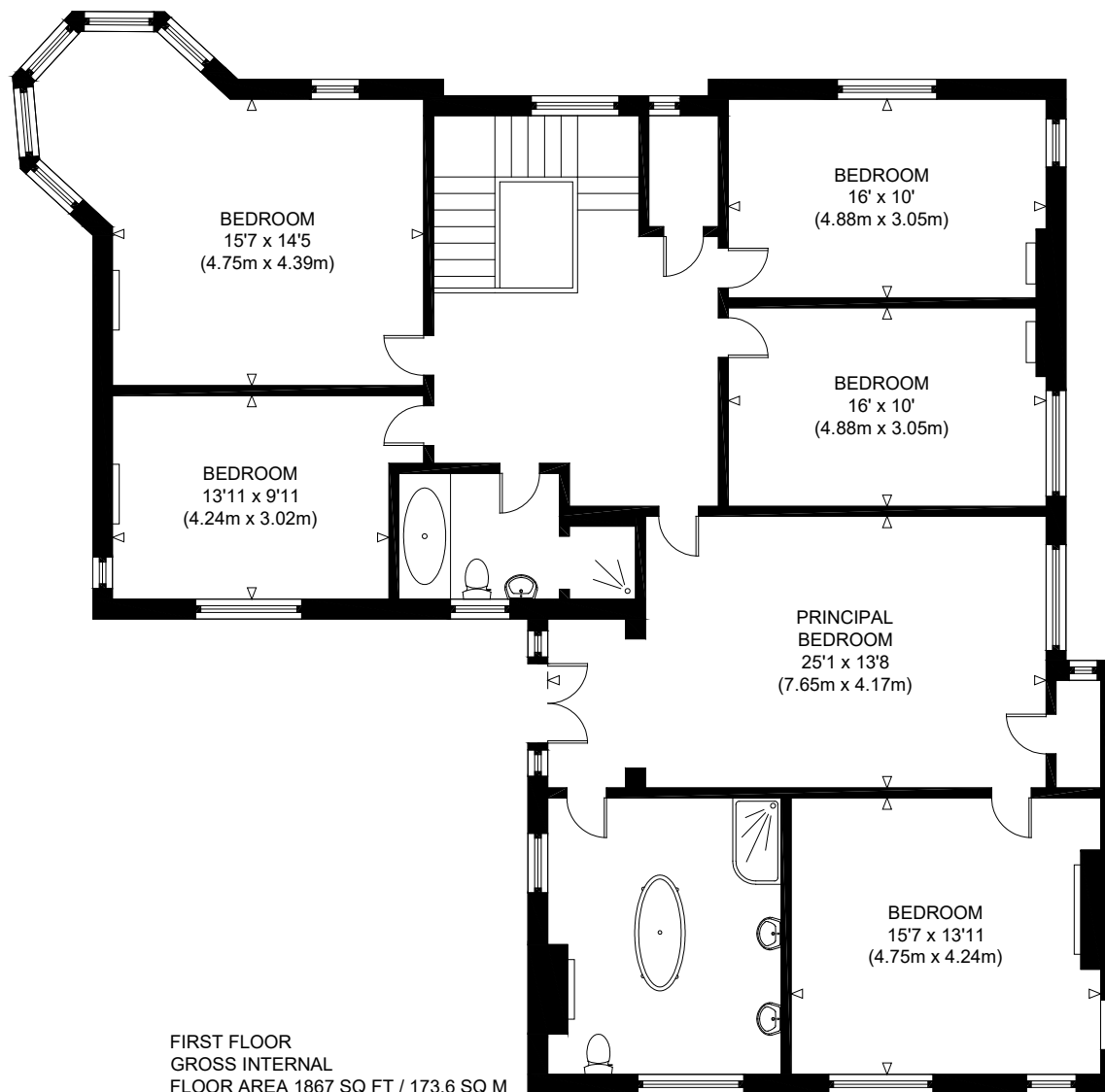






MEADOWSIDE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4298 SQ FT / 399.7 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 462 SQ FT / 43.0 SQ M
TOTAL COMBINED FLOOR AREA 4760 SQ FT / 442.7 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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Garden Cottage



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