



BEECHWOOD

High Street, Aberlady, East Lothian EH32 0RB



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A spacious 4-bedroom town house in the popular conservation village of Aberlady, benefiting from sea views, attractive gardens to the front and rear and off-road parking

Gullane 2.5 miles, Longniddry 3 miles, Haddington 5 miles, North Berwick 7 miles,
Edinburgh City Centre 17 miles, Edinburgh Airport 26 miles

Summary of Accommodation:

Ground Floor: Entrance Hall, Open Plan Kitchen/Living Room, Living Room/Dining Room/Double Bedroom, Shower Room, Study, Utility Room and a Workshop

First Floor: Landing, Sitting Room/Double Bedroom, Principal Bedroom and a Family Bathroom

Second Floor: Landing and Two Double Bedrooms

Garden: Gravelled courtyard garden to the front with colourful herbaceous borders together with a rear driveway with garden terrace and private parking.



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Situation

Aberlady is a delightful conservation village on the beautiful East Lothian coast with origins dating back to the 7th century. In 1952 Aberlady Bay became the first local nature reserve in Britain and now the village boasts the headquarters of the Scottish Ornithologists Club, with an abundance of birdlife surrounding the coast.

Aberlady is well serviced by the village shop run by Margiotta as well as a farm shop and butchery at The Gosford Bothy, both offering a range of fresh local and organic produce. In addition, there is a hotel, two pubs and three popular restaurants alongside a beautiful Parish Church with origins dating back to the 1400's. Further shops, supermarkets, restaurants and leisure facilities can be found at nearby Haddington, Gullane and North Berwick. There is an active bowling club in the village and various recreational activities are held at the impressive 19th century village hall to include sports clubs, drama, music and children's groups. There is also a thriving village primary school which acts as a feeder for the popular North Berwick High School for which Aberlady is within the catchment area for.

The village is ideally situated for commuting into Edinburgh, with the nearest train station situated in Longniddry as well as the A1 trunk road providing easy access by car. There are also regular bus services from Aberlady main street to Edinburgh and the surrounding areas.

East Lothian is a golfers haven with two clubs, Kilspindie and Craigielaw, both situated a short distance away. Further golf clubs include the prestigious Muirfield, Gullane, Luffness and Archerfield which are all within close proximity.

The surrounding area abounds with a variety of other sporting activities to include hiking, cycling and horse riding throughout the beautiful surrounding countryside, as well as sailing and watersports along the coast. East Lothian is home to some magnificent sandy beaches with Aberlady Bay and Gullane Beach nearby, and Gosford House, the magnificent seat of the Earls of Wemyss & March, is home to the delightful 'Pleasure Gardens' with its lakes and resident wildlife.



Accommodation

Beechwood is a delightful Victorian 4-bedroom townhouse dating from 1860, built from stone under a slate roof, with a later extension to the rear creating a fantastic open plan kitchen/living room. This deceptively large category C-listed home has been stylishly decorated throughout whilst retaining some attractive period features to include a beautiful staircase, elaborate cornicing, original stripped pine doors and sash & case windows with working shutters.

Situated in the heart of Aberlady, Beechwood is set back from the main street with a pathway leading through a pretty gravelled garden to the front door. The large open plan dining kitchen/living room is beautifully bright with a central skylight overhead (that benefits from an electric blind) and three windows overlooking the drive to incorporate sliding doors out to the rear courtyard garden and a glazed door to the drive. The kitchen boasts a range of sleek wall and floor mounted units to include a Rangemaster oven with 5-ring gas hob, an integrated AEG dishwasher and a ThinQ American style fridge freezer with ice and water dispenser. The central breakfast bar provides seating for five people with ample additional space for a separate dining table. The living room area benefits from a Aarrow woodburning stove whilst the sliding doors adjacent make this a wonderful space for entertaining with direct access to the courtyard garden. To the rear of the kitchen is a utility area with a washing machine, tumble drier and a range of integrated cupboards.

A double bedroom resides on the ground floor, with a window overlooking the front garden alongside dual access to the kitchen and entrance hall, making this a versatile room that could also be used as a sitting room or formal dining room. Adjacent is a contemporary shower room as well as a study with integrated bookshelves/cupboards and a window overlooking the front garden. A workshop completes the accommodation on the ground floor, created from the former kitchen, with a range of wall and floor mounted units and a rear door to the drive.



A carpeted staircase, with elegant cast iron stair rods and banister rail, ascends from the hall to the first-floor landing, lit mid-way by a window. The dual aspect sitting room has two large windows overlooking the front garden as well as a window overlooking the rear, with lovely sea views of Aberlady Bay. This bright, spacious room could also be utilised as a bedroom and boasts ornate cornicing alongside a central ceiling rose. Adjacent is the principal bedroom, beautifully decorated and benefitting from a wall of integrated wardrobes and a window overlooking the front garden. A contemporary family bathroom consisting of a shower over bath, wash basin and WC completes the accommodation on the first floor, with an airing cupboard that houses the Worcester gas boiler.

Ascending the stairs to the second-floor landing, again lit mid-way by a window with coastal views, there are two further stylishly decorated double bedrooms. The first with dual aspect triptych dormer windows and views to the rear overlooking Aberlady Bay, and the second with a triptych dormer window overlooking the front garden with a window seat below.

Garden

An attractive gravelled courtyard garden resides to the front of the property, with colourful herbaceous borders and a pollarded tree trunk that makes for an interesting feature. To the rear of the property, a shared driveway is accessed through an adjacent gated entrance, with a garden courtyard demarcated by tall bamboo planters that creates a delightful private seating area with direct access from the kitchen/living room. Adjacent to the rear courtyard garden is a private parking space alongside a secure garden store that adjoins the property to the rear of the house.

GENERAL REMARKS AND INFORMATION

Additional Garden

The owners of Beechwood own a mature lawned garden to the rear of the property over which there is a life tenancy in favour of a neighbouring occupant. The owners of Beechwood bought the garden subject to the life tenancy in 2013 and it is available to be purchased in addition to the house. Further details are available from the selling agents.

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 EH32 0RB

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

The house is served by gas central heating, mains 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 – F

EPC Rating

Band – D

Listed Building

Category C Listed

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

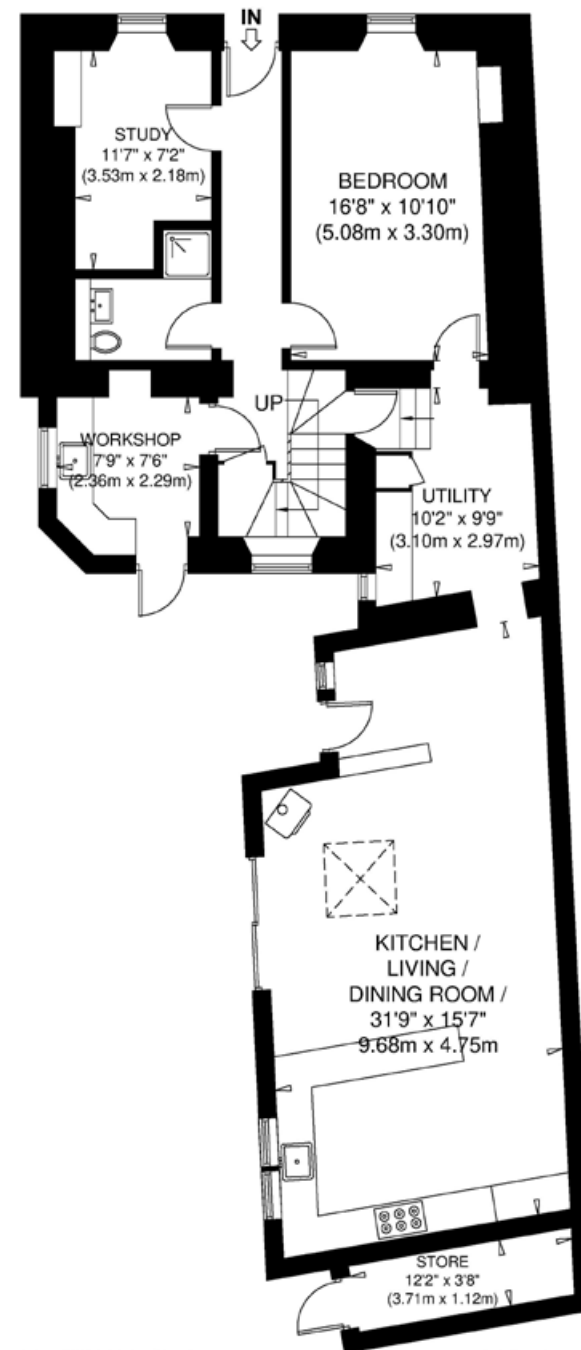
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.

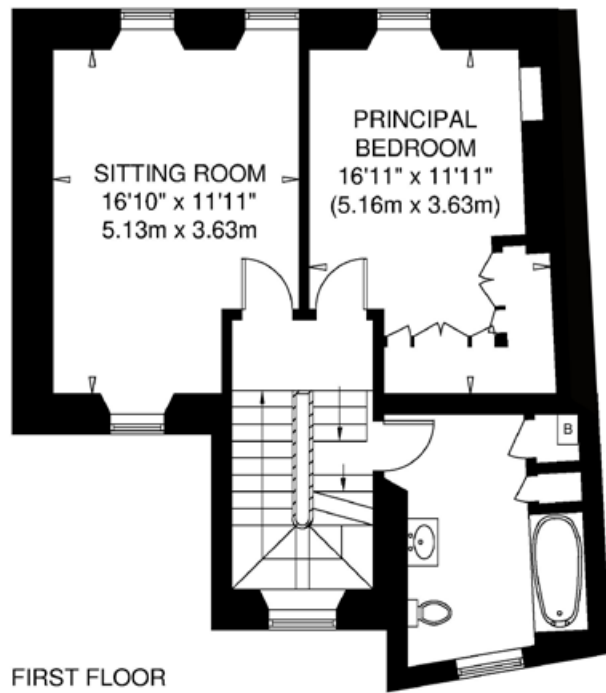
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



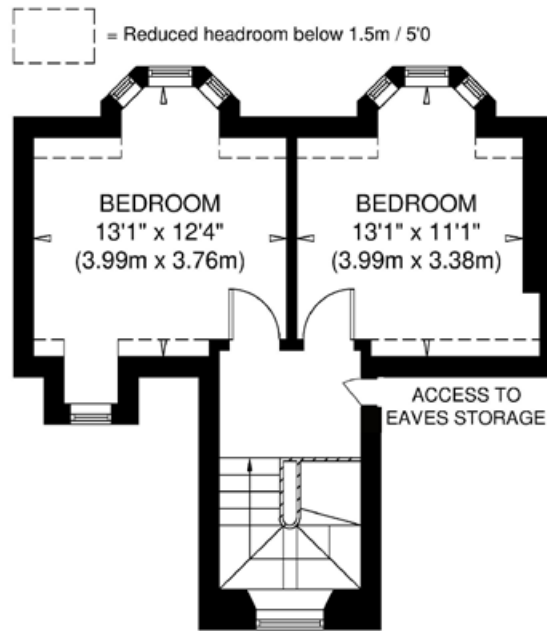


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 105.8 SQ M / 1139 SQ FT

STORE
GROSS INTERNAL
FLOOR AREA 4 SQ M / 43 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 55.8 SQ M / 601 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 33.5 SQ M / 360 SQ FT



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.

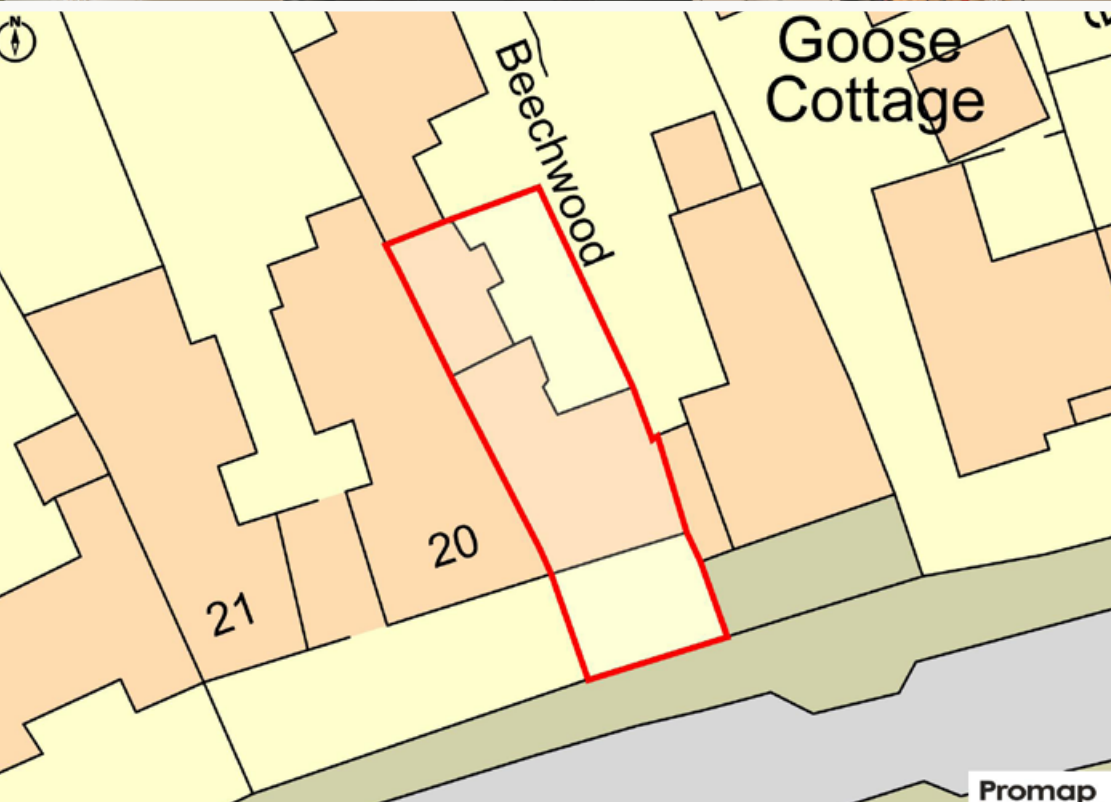
Important Notice


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.





RETTIE

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