



# INCHBIEL

*Hummel Road, Gullane, East Lothian, EH31 2BG.*





An *exceptional* opportunity to acquire this prominent 6–7-bedroom family home, offering spacious accommodation and superb entertaining space, set within generous private garden grounds just moments from Gullane's amenities, championship golf courses, and stunning beaches – all within easy commuting distance of Edinburgh.





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North Berwick 5 miles, Longniddry 6 miles, Edinburgh 20 miles, Edinburgh Airport 29 miles (All distances are approximate).







 3
  6/7
  3

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Kitchen-Breakfast Room, Sitting Room, Wine Cellar, Cloakroom with Separate WC, Utility Room, Larder and Garden Store.

**First Floor:** Landing, Principal Bedroom with En Suite Bathroom and Balcony, Three Further Double Bedrooms, a Games Room/Bedroom, Family Bathroom and a Linen Cupboard.

**Second Floor:** Landing/Study, Two Double Bedrooms and a Shower Room.

**Garage:** Double Garage with Electric Door and Log Store.

**Garden:** Enclosed front and rear gardens, which are predominantly laid to lawn, featuring colourful herbaceous borders, which are well stocked with mature plants, shrubs and specimen trees.

**About: 0.64 Acres**









#### **Situation:**

Inchbiel is situated on the corner of Hummel Road and Nisbet Road in the popular village of Gullane. Within walking distance from the beach and the High Street, Inchbiel is ideally placed for making the most of all the highlights Gullane has to offer and to enjoy life on the scenic East Lothian coast. Golfers are spoilt for choice with three 18-hole Golf Courses within walking distance, prestigious Luffness New Golf Club and Muirfield very nearby, and a further 15 golf courses in the county – including a variety of renowned Links Courses on East Lothian's spectacular coastline.

The village itself has a lively mix of shops with a Co-op, convenience store, art gallery, excellent restaurants, pubs and hotels including Greywalls, the Mallard and the Bonnie Badger. The nearby larger towns of Haddington and North Berwick provide a wider range of shops, supermarkets, and leisure activities. There is a medical centre and dentist, and an excellent primary school in the village with secondary schooling at North Berwick, one of the most sought-after schools in the vicinity. Gullane is situated approximately 20 miles east of Edinburgh which can be easily reached by a fast and efficient train service from nearby Drem.

#### **General Description:**

Inchbiel is superbly located, on the west side of Gullane on one of the village's most sought after streets. The house is south facing and sits slightly raised surrounded by beautiful gardens and grounds. Inchbiel is set back from the road behind a stone wall providing a sense of privacy, with a pedestrian gate that opens to the garden from Nisbet Road and vehicular access to the driveway and garage from Hummel Road. The shrub lined drive continues to the front of the house and down the side of the house to the double garage.

Inchbiel is a classical harled Edwardian house set beneath a slate roof with attractive projecting eaves and pleasing partly astragalged windows. It is clear to see from the quality of craftsmanship and material used that the house was built to an extremely high standard typical of the era. Inchbiel really needs to be viewed in person to appreciate its welcoming feel and the multitude of attractive period features including high ceilings, decorative plasterwork, open fireplaces, Bay windows, panelled doors with brass furniture and the original service bells in the kitchen. The house is approached via a sheltered veranda which is the perfect place to sit and enjoy the sun on a windy day and provides access to double storm doors opening to a spacious entrance vestibule with a marble floor and into a generous reception hall which gives access to the principal rooms on the ground floor.

The drawing room features a beautiful Bay window overlooking the front garden, with wooden parquet flooring, decorative ceiling motif and a gas fire that sits beneath a large marble mantel. The adjacent room is a cosy sitting room/snug which features built in bookshelves and an open fireplace with marble slip and wooden mantel above, with a Bay window overlooking the side garden. Across the hall there is a generous dining room, which features a large Bay window, with decoratively carved ceiling motifs, and a gas fire that sits under a wooden mantel, with both an open alcove and sideboard with cupboards below and a door that opens to the kitchen.

The kitchen-breakfast room is a wonderful room, bathed in natural light with space for both a dining table and chairs and an informal seating area, with access to both the front and rear gardens. The kitchen by Monzie Joinery has a range of wall and base mounted units with a double kitchen sink overlooking the side garden. Modern appliances include a gas fired AGA, Bosch dishwasher, two ring induction hob and a fridge/freezer. A door opens from the kitchen into the utility room which has a range of wall and base mounted units with a sink and includes a washing machine and tumble dryer with an open alcove which is home to two drying pulleys. Adjacent is a walk-in pantry with shelving and a gun safe. From the utility a door opens to a back porch giving access to the back door and garden store which has a Belfast sink, a gardener's WC and gas boiler. Returning to the inner hall between the kitchen and reception hall and completing the accommodation on the ground floor is a drinks cupboard with fitted cabinets and a sink, a wine cellar and a cloakroom with wash hand basin and a separate WC.







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From the reception hall stairs ascend to the first floor and landing which features beautiful rose detailed plasterwork, with a small Bay window overlooking the rear garden which has spectacular sea views reaching far beyond over the Firth of Forth to Fife. The landing gives access to the principal bedroom which has a large Bay window and is bathed in natural light and offers views over the front garden, with freestanding wardrobe and an electric fire siting beneath a marble slip and wooden mantel. A door leads through to a Jack and Jill en suite bathroom which has a bath with handheld shower attachment, WC and wash hand basin with a door leading out on to the balcony which overlooks the front garden. On this floor there are three further double bedrooms, one of which has a large linen/airing cupboard, and another has built in wardrobes. Completing the accommodation on the first floor is a large games room/bedroom 5 and a family bathroom which has superb views over the Firth of Forth to Fife, with a bath with handheld shower attachment, a wc and a wash hand basin. A second stair then gives access to kitchen on the ground floor.

Returning to the first-floor landing, a door opens to an internal staircase giving access to the second floor and two generous double bedrooms, a study and shower room. The shower room has a walk-in shower cubicle, WC and wash hand basin with stunning views over the Firth of Forth to Fife.

#### **Garden:**

Inchbiel sits centrally amongst its garden grounds, with a beautiful front garden which is south facing and offers a large expanse of lawn, with a central rose garden and herbaceous borders which are well stocked with mature plants, shrubs and interspersed with specimen trees. In the corner of the front garden is a pedestrian gate which gives access to Hummel Road and Nisbet Road. The rear garden is a generous size and is predominantly laid to lawn with a colourful herbaceous border with steps that ascend to the double garage and log store.







#### Garage:

The double garage has a render façade siting beneath a slate roof, with sheltered log storage and features an electric door and built in shelving. To the side of the garage is a secure bike shed.

#### 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 EH31 2BG.

#### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included in the price. Included in the price are all white goods, light fitting in the reception hall, freestanding wardrobe in the principal bedroom. The snooker table in the games room may be available. Not included in the sale is the sundial in the garden and its top stone.

#### Entry & Possession

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

#### Services

Mains water, gas, electricity and drainage.

#### Local Authority

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

#### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://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.

4. Photos – Please note that the photos were taken in 2022.

### Important Notice

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

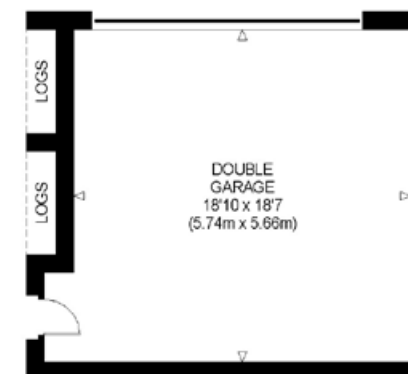
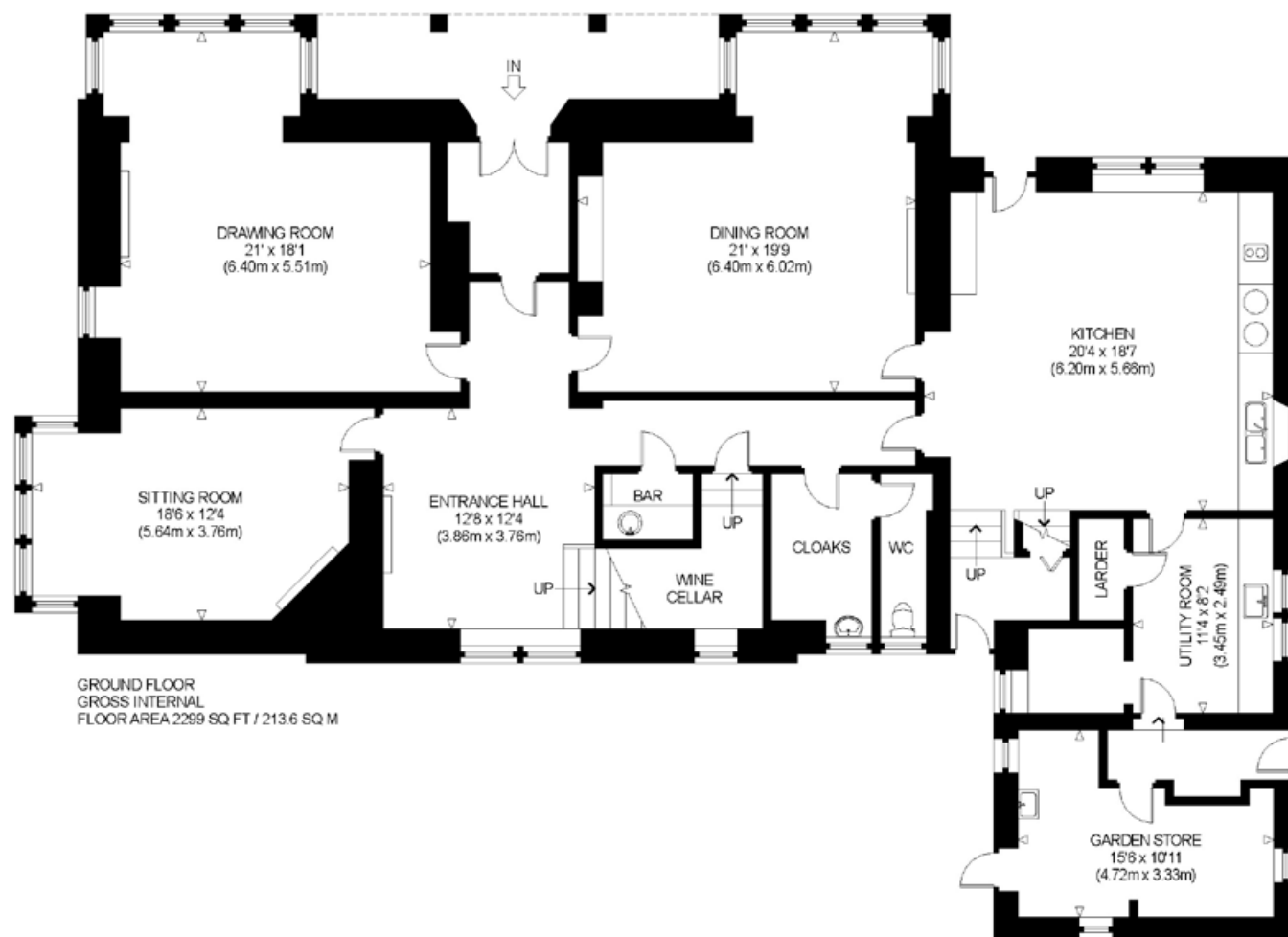
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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



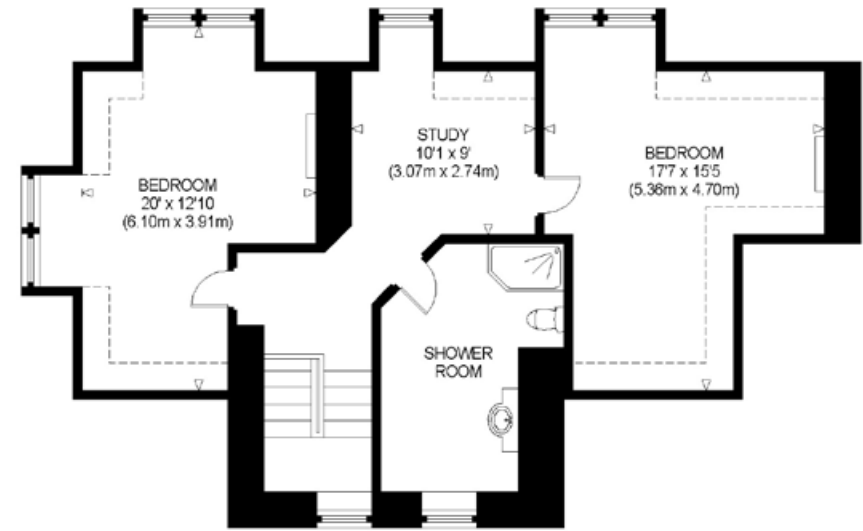




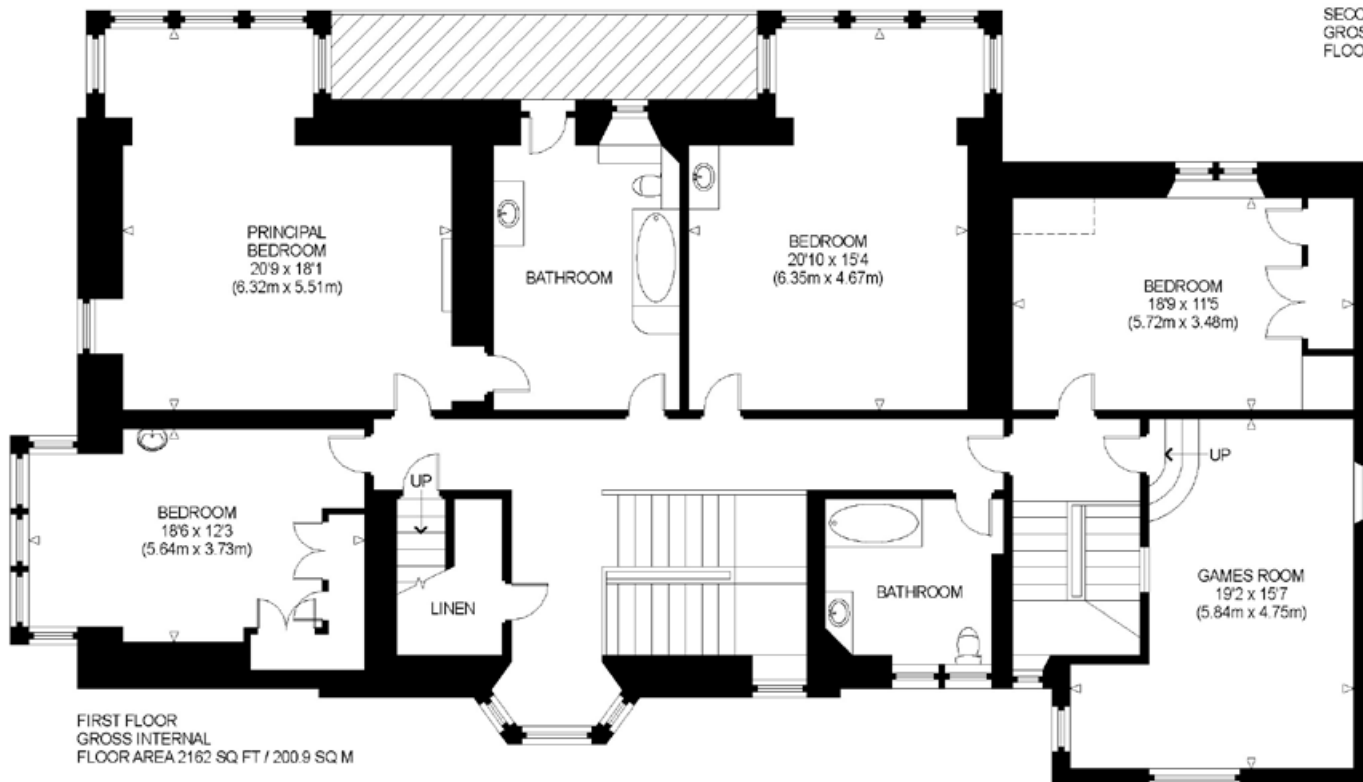
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 358 SQ FT / 33.3 SQ M

INCHBIEL  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 5259 SQ FT / 488.6 SQ M  
(INCLUDING AREAS OF RESTRICTED HEIGHT)  
EXTERNAL DOUBLE GARAGE AREA 358 SQ FT / 33.3 SQ M  
TOTAL COMBINED FLOOR AREA 5617 SQ FT / 521.9 SQ M  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 798 SQ FT / 74.1 SQ M

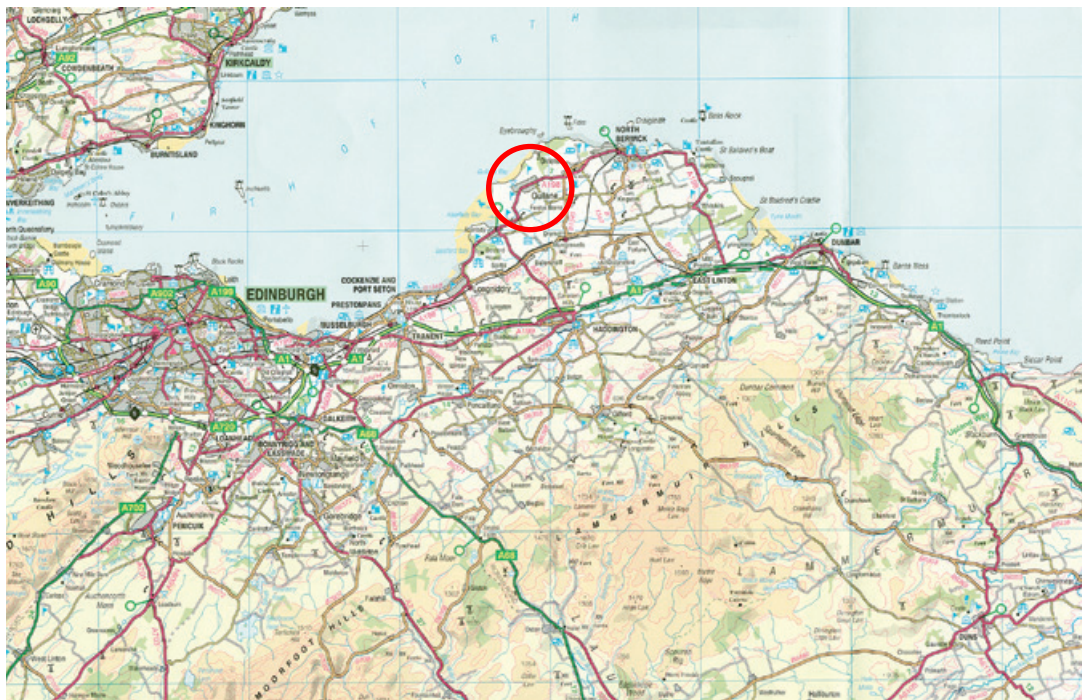


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 2162 SQ FT / 200.9 SQ M













RETTIE

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