



HEATHER LODGE

Whittingehame Estate, East Linton, East Lothian EH41 4QA



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A charming 2-bedroom, single-storey, detached gate lodge dating from circa 1830, boasting a beautiful period exterior and peacefully situated in a quiet periphery of the Whittingehame Estate close to the popular village of East Linton and within commuting distance to Edinburgh

East Linton 4 miles, Dunbar 6 miles, Haddington 7 miles, North Berwick 10 miles, Edinburgh City Centre 27 miles (all distances are approximate)

Accommodation: Entrance Vestibule, Sitting Room, Hall, Kitchen, Two Double Bedrooms, Bathroom and Rear Porch

Garden: Lawn, Gravel Courtyard, Yard with Raised Beds, original stone Pigsty, Timber Decking, Greenhouse, Patio and various Sheds



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Situation

Built in circa 1830, Heather Lodge is situated on the Whittingehame Estate and close to the popular coastal towns of Dunbar and North Berwick. Well placed for the commuter, the nearby A1 provides a fast link to Edinburgh city centre and the airport, whilst the newly opened train station in East Linton has services to Edinburgh (circa 20 minutes) and the South, alongside services from Dunbar which is on the main line to London (circa 4 hours). Edinburgh Airport is about 33 miles away, providing regular domestic and international flights.

The area has excellent services with East Linton playing host to award winning butchers and bakers, as well as offering other services to include pubs, a pharmacy, an organic store alongside sports and recreational facilities. Within a short drive, both Dunbar and Haddington supplement this, offering supermarkets and a range of high street shops, banks, professional services, hotels and restaurants. The local primary and secondary schools all offer free school buses.

The surrounding countryside is a haven for wildlife as well as offering unparalleled outdoor access with many opportunities for sports and leisure. There are numerous expansive sandy beaches along the coast offering good water sports facilities and the roman hill fort, Traprain



Law, is within walking or biking distance. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick Golf Clubs all within easy reach. John Muir Country Park is a short distance away and the Lammermuir Hills to the south provide lovely hiking, fishing and shooting opportunities. Horse enthusiasts are also well served by various local livery stables offering fantastic hacking.

Description

Heather Lodge is a beautiful period two-bedroom cottage, built from the charming cream coloured Fife stone that the estate preferred when the building of Whittingehame House commenced at the turn of the 19th century.

The lodge was designed most likely by the prevalent Scottish architect William Burn (1789 – 1870) who made various additions and alterations to Whittingehame House around ten years after its completion in c.1817. He also designed South Lodge and the cottages at Luggate Burn.

The category B listed Heather Lodge was named as such following the route through the Whittingehame Estate, past the cottage, to the grouse moors beyond that bloom with glorious purple heather throughout the summer months. The exterior boasts stunning period features to include pitched gable windows with kingposts and tapering finials, overhanging eaves with timber brackets and magnificently tall stone chimneys.

The front door opens into an entrance vestibule with coir matting that provides access to both a bright double bedroom with integrated wardrobes on the left and a sitting room on the right with dual windows overlooking the drive. The larger bay window benefits from a storage cupboard beneath and the former fireplace has space to reinstall a woodburning stove. A further door leads through to the rear hall that provides access to the remaining accommodation all on ground level.

The kitchen has a range of wall and floor mounted units together with a



window overlooking the garden and a door out to a later porch extension with direct access to the rear garden. Returning to the hall, a bright double bedroom benefits from twin windows overlooking the garden as well as integrated wardrobes, whilst a hatch within the hall ceiling provides access to the loft. A bathroom completes the accommodation with a shower over bath, wash basin and WC.

Garden

The spacious rear garden is mainly laid to lawn, with a fully enclosed area that incorporates wooden decking, a patio in front of an original stone pigsty and previous gardening structures to include raised beds, a greenhouse and a polytunnel. Adjacent to the garden are various storage sheds and to the eastern side of the lodge, adjacent to the road, is a fully enclosed gravelled courtyard with raised beds and a stone pathway leading through gateways from the rear garden to the front drive. An attractive curved stone wall with iron railings marks the periphery of this area. A gravelled area to the front of the property, as well as a private drive to the west, provides parking for several cars, with a right of access over the drive/track in front of the house which is being retained by Whittingehame Estate. The property is surrounded by a mixture of mature woodland providing a peaceful, private setting which is a haven for wildlife.

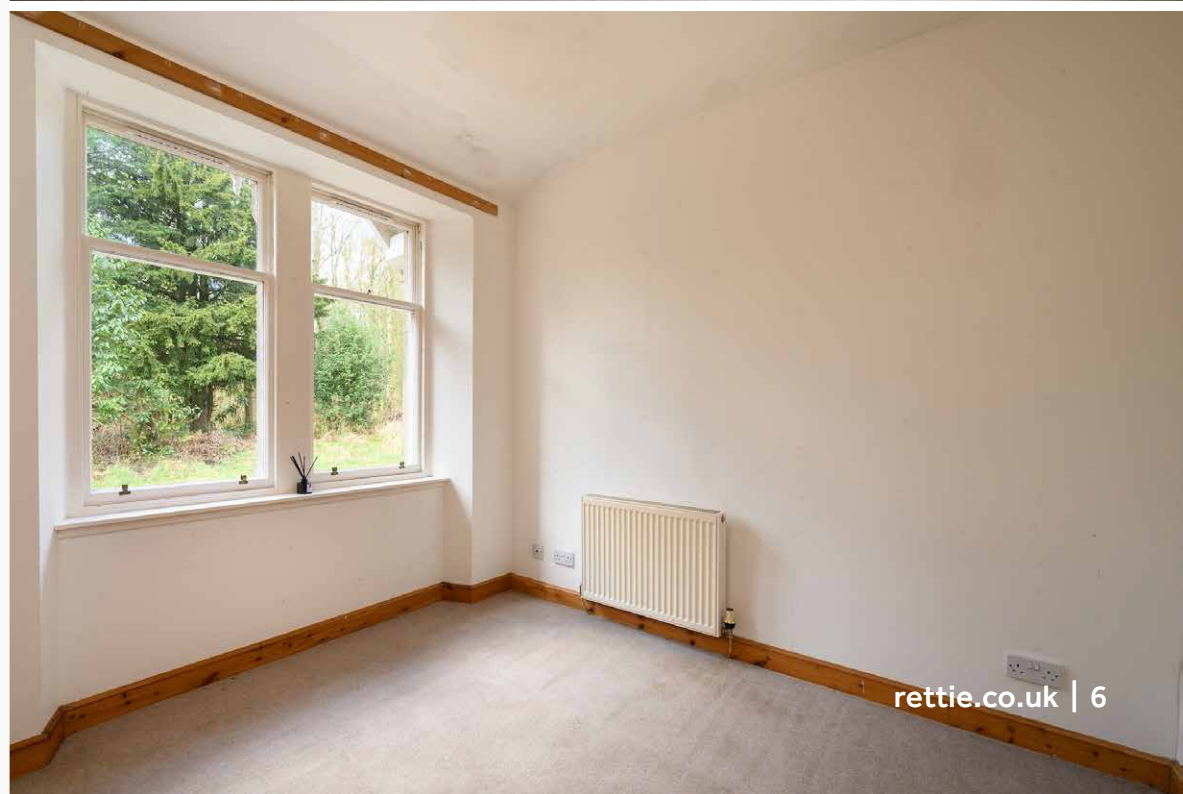
GENERAL REMARKS AND INFORMATION

Fixtures and Fittings

All current fixtures and fittings are included in the sale.

Services

Gas central heating with mains water, electricity and private drainage.



Environmental Stipulations

Category B Listed

Viewing

Strictly by appointment only 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 4QA

EPC

Band F

Local Authority

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

Council Tax

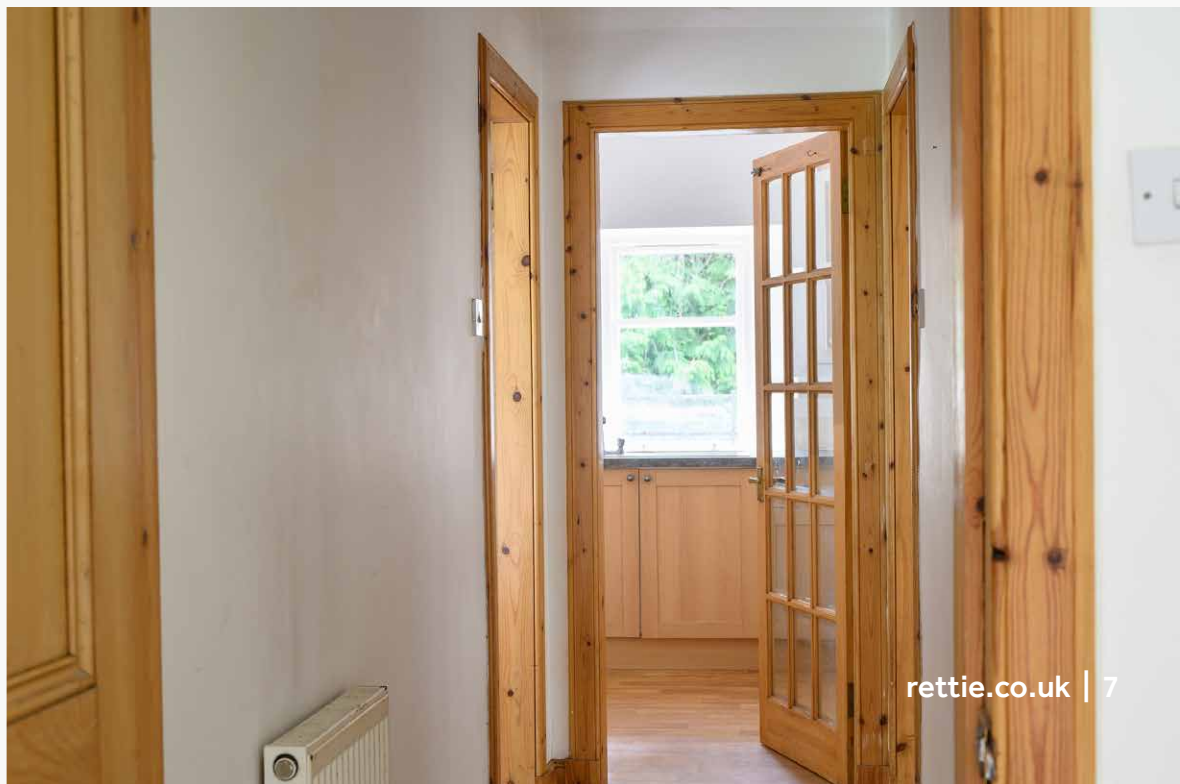
Band E

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

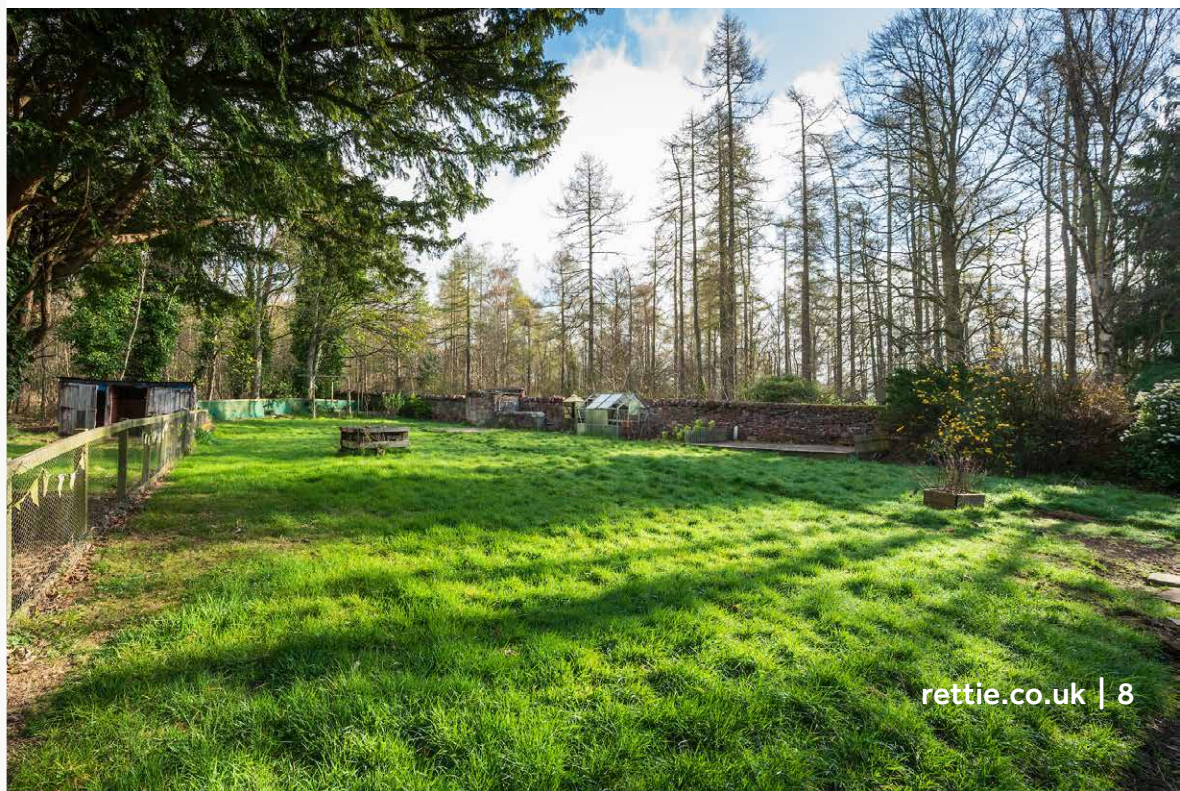
These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

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.

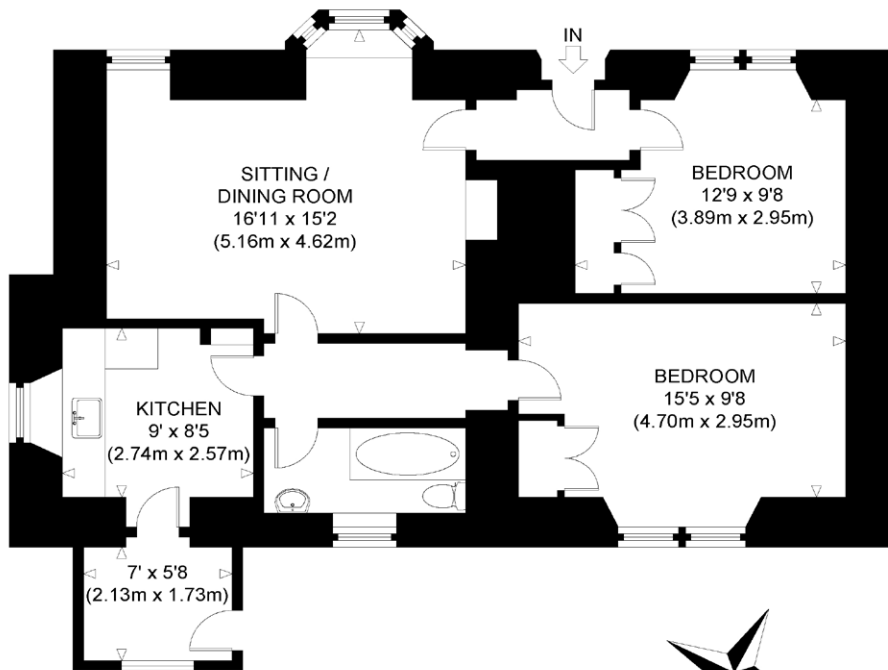


Important Notice

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.





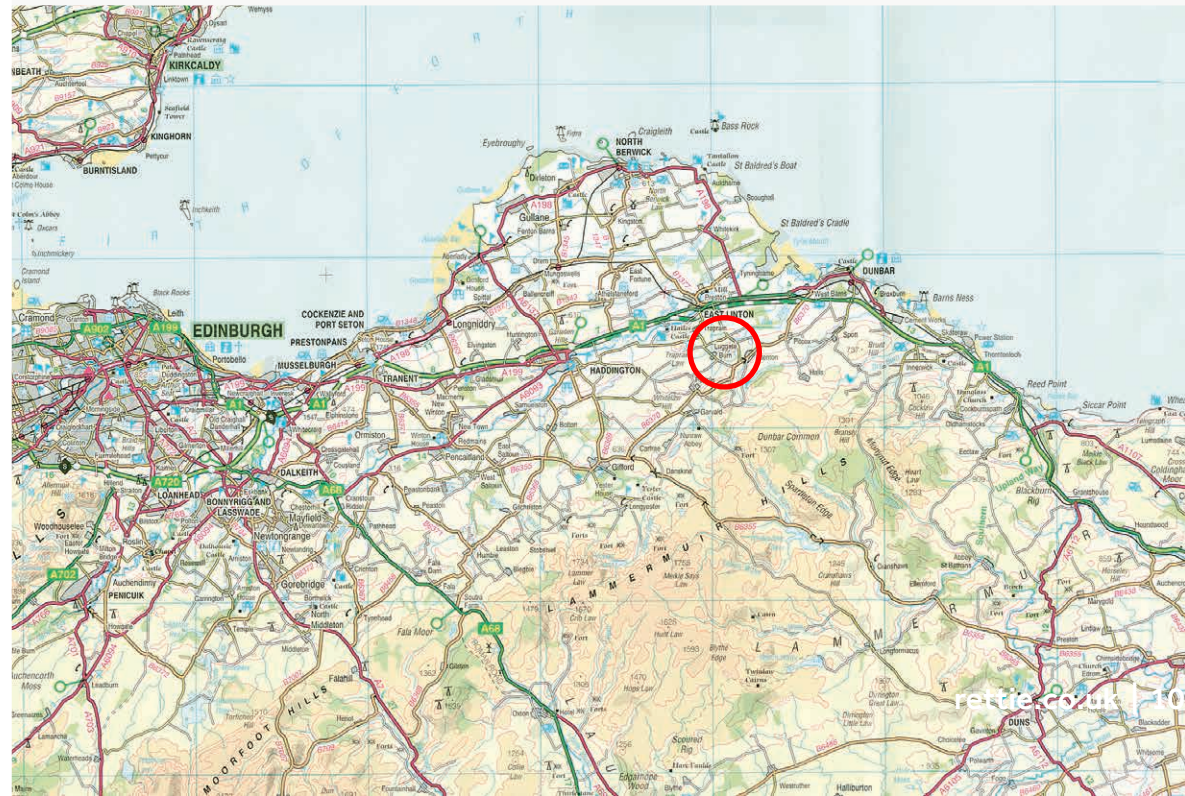
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 816 SQ FT / 78.3 SQ M

HEATHER LODGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 816 SQ FT / 78.3 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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