



## OLD SCHOOLHOUSE

*Cowpits Road, Musselburgh, EH21 8LX*



**OLD SCHOOLHOUSE,**  
Cowpits Road, Musselburgh, EH21 8LX

**A characterful B-Listed former schoolhouse with 3-4 Bedrooms, positioned centrally amongst its private garden grounds, offering a double garage and convenient access to Edinburgh.**

Musselburgh 1.7 miles, Newcraighall Park and Ride 4.6 miles,  
Edinburgh 9.3 miles, Edinburgh Airport 16.3 miles  
(All distances are approximate).

**Accommodation:**

**Ground Floor:** Entrance Hall, Drawing Room, Dining Room, Kitchen-Breakfast Room, Principal Bedroom with Dressing Room and separate Shower Room.

**First Floor:** Landing, Two Double Bedrooms and a Family Bathroom, Studio/Bedroom 4 (accessed via a secondary staircase).

**Garden:** The gardens wrap around the house, offering a front and rear garden which are predominantly laid to lawn, featuring colourful herbaceous borders and a mix of mature plants, shrubs and specimen trees.

**Double Garage:** Manual doors, electricity and partial shelving.



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### Situation:

Cowpits enjoys a peaceful setting outside Musselburgh, close to the historic and highly regarded village of Inveresk. The area offers an appealing balance of semi-rural tranquillity and everyday convenience, with open green spaces and woodland/river walks nearby, while within easy reach of East Lothian's bustling high streets, supermarkets, independent retailers, cafés and leisure facilities. Recreational amenities are excellent, including Lewisvale Park with its play areas and tennis courts, coastal walks around Fisherrow Harbour, and the beautiful, terraced gardens of Inveresk Lodge Garden. Musselburgh Racecourse and Luca's ice cream parlour are well known institutions, and the River Esk is much loved by walkers, anglers and dog-owners.

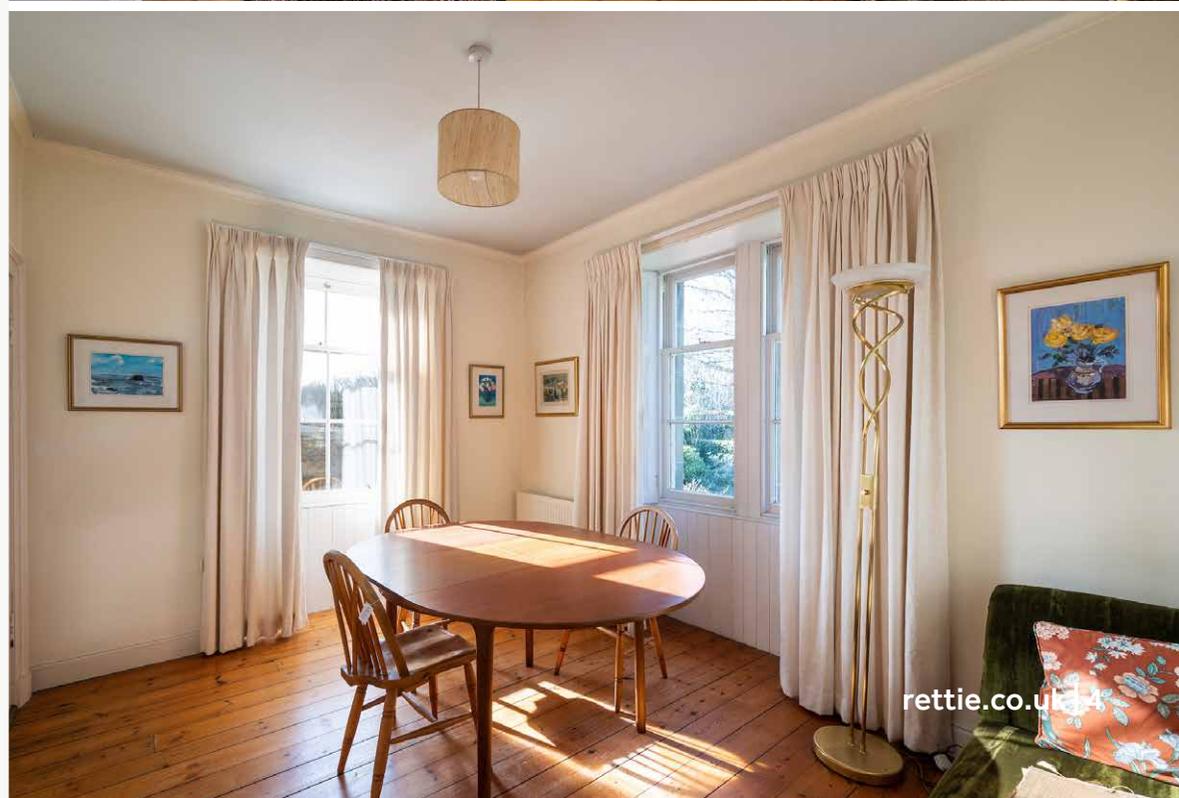
The area is also well served for schooling. The house lies within the catchment areas of Whitecraig Primary School and Musselburgh Grammar. A range of independent primary and secondary schools such as Loretto lie within easy reach, with many options in Edinburgh city centre. Excellent transport links, including rail services from Musselburgh to Edinburgh and beyond, easy access to the A1 and to Edinburgh Airport, make Cowpits an ideal location for commuters seeking a charming and accessible East Lothian setting.

### General Description:

Approached via a shared road, wrought iron gates open onto a private gravelled driveway, providing ample parking in front of the double garage.

The house itself sits proudly within its garden grounds, sheltered and private, its mellow stone façade set beneath a handsome slate roof with beautiful picture windows that hint at the impressive proportions and character within and are a charming reminder of its origins as a former schoolhouse.

The front door opens into a welcoming entrance hall, from which the principal ground floor rooms are accessed. The sitting room is a truly magnificent space, echoing its past life as a classroom, with striking double-height ceilings and an abundance of natural light with double French doors opening directly onto a patio area, seamlessly connecting indoors and out, while an open fireplace — set beneath a marble slip and mantel — creates a warm focal point. A door links conveniently back through to the kitchen and rear door.



The kitchen/breakfast room forms the heart of the home, bathed in light from triple-aspect windows, including a sink perfectly positioned to overlook the rear garden. A range of wall and base-mounted units provide generous storage, complemented by modern appliances including a Neff oven and grill, four-ring convection hob, AEG washing machine and tumble dryer, and a freestanding fridge/freezer. A door opens to a utility cupboard housing the oil boiler and water tank. A further door opens to a rear hall and back door, providing additional access to the garden. A useful cupboard off the breakfasting area offers further storage.

From the kitchen steps rise to a charming breakfasting area with space for a dining table and chairs, while a secondary staircase ascends to a delightful first-floor Studio/Bedroom 4. Here, feature windows flood the space with light and offer lovely views across both the front and rear gardens — a wonderfully characterful architectural feature.

Also reached from the entrance hall, a dining room enjoys a dual aspect over the front and side garden with an open alcove with shelving adding both character and practicality. From here, a further inner hall — with additional shelved cupboard — gives access to a generous bedroom suite comprising a double bedroom, walk-through dressing area with built-in wardrobes, and a sliding door opening directly onto the rear garden. A glazed door leads to a shower room fitted with shower, WC, and wash hand basin.

Stairs rise to the first floor, passing open shelving, and lead to two further double bedrooms, both double glazed, along with a family bathroom comprising bath with overhead storage, WC, and wash hand basin.

#### **Garage:**

A double garage with electricity and partial shelving.

#### **The Gardens**

The private gardens wrap beautifully around the house, enhancing its sense of seclusion and tranquility. The rear garden is predominantly laid to lawn, bordered by an established herbaceous bed running along the stone boundary wall. A magnificent weeping willow gracefully overhangs a seating area, creating a peaceful retreat, while the patio accessed from the sitting room provides an idyllic setting for al fresco dining and summer entertaining.

At the far end of the garden stands a brick-built garden store, with a wrought iron pedestrian gate leading to a gravelled area connecting back to the front garden. Behind the garage are practical additions including a coal store, oil tank, and further storage space.

Rich in character and steeped in history, this delightful former schoolhouse seamlessly blends period charm — from its lofty ceilings and generous windows to its mature, private grounds — with the comforts of modern family living. A rare opportunity to acquire a truly distinctive home with space, privacy, and enduring appeal.

#### **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 EH21 8LX.

#### **Listing**

B-Listed





### Fixtures and Fittings

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

### Entry & Possession

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

### Services

Mains Electricity, Water, Drainage and Oil Central Heating.

### Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827827

### Council Tax

Band G

### 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

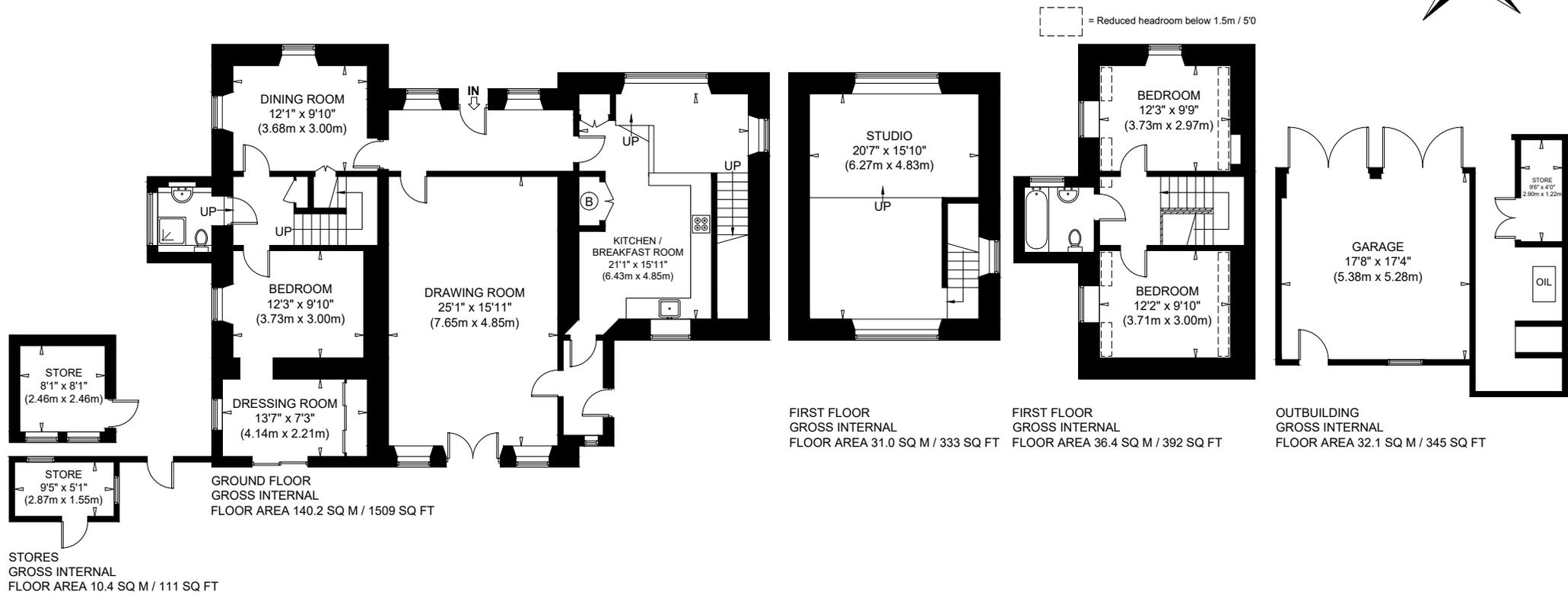
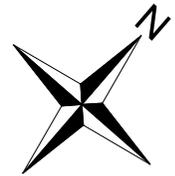
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### 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.





OLD SCHOOLHOUSE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 207.6 SQ M / 2234 SQ FT  
 STORES = 10.4 SQ M / 111 SQ FT  
 OUTBUILDING = 32.1 SQ M / 345 SQ FT  
 TOTAL = 250.1 SQ M / 2690 SQ FT

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.

### 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**

-  0131 624 4183
-  [mail@rettie.co.uk](mailto:mail@rettie.co.uk)
-  11 Wemyss Place  
Edinburgh  
EH3 6DH