



2 SMEATON GROVE

Inveresk, Musselburgh, East Lothian EH21 7TW



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A beautifully renovated late-Georgian/early Victorian 4-bedroom semi-detached home, boasting bright, spacious interiors and a large, designed landscaped garden, within easy commuting distance to Edinburgh

Musselburgh High Street 1 mile, Musselburgh Train Station 2 miles, Edinburgh City Centre 9 miles, Edinburgh Airport 17 miles

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Open Plan Dining Kitchen/Living Room, Study, Utility Room, WC & Cloaks Cupboard

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, Two Double Bedrooms, a Single Bedroom, Family Bathroom and access to Floored Loft

Garden: Beautifully manicured gardens to the front and rear with a spacious area of lawn surrounded by mature herbaceous borders and a large patio terrace

Garage & Outhouses: Single garage and three stone-built outhouses

About: 0.16 acres



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Situation

Inveresk is a beautiful conservation village situated on the outskirts of Edinburgh near to the market town of Musselburgh. Historically rich, the village dates back to the Roman era and is the site of a significant Roman fort, with connections to major historical conflicts and Mary Queen of Scots.

During the 18th and 19th centuries, the village became a fashionable residence for wealthy professionals and landowners seeking a healthy, idyllic spot away from the pollution of 'Auld Reekie' Edinburgh. This subsequently led to the construction of many listed, opulent homes, of which 2 Smeaton Grove is a perfect example.

Musselburgh High Street is located only one mile away allowing convenient access to a variety of shops and restaurants. In addition, the local retail/leisure park at Fort Kinnaird provides superb shopping facilities alongside a variety of restaurants, a Marks & Spencer's food hall, a multi-screen cinema and a private health club. The town enjoys a picturesque location with sandy beaches, a working harbour for pleasure boats, a popular racecourse and delightful walks and cycle paths along the River Esk and the John Muir Way.

Located only 9 miles from Edinburgh City Centre, Inveresk provides an ideal commuter base into the city with an excellent bus service as well as commuter rail links from both Musselburgh (2 miles) and Wallyford Train Stations (2.5 miles). The A1 trunk road and City By-Pass also provide easy access to Edinburgh's International Airport as well as transport links north and south.

For golfing enthusiasts, there are a choice of fabulous golf courses in the area to include The Old Links course within Musselburgh itself – renowned as being the oldest golf course in the world, as well as the prestigious clubs of Muirfield, Luffness, Archerfield and The Renaissance Club further along the East Lothian coast.

Musselburgh has excellent public and private sector schooling, including the reputable Loretto School which is located only one mile away and within easy walking distance.



Accommodation

2 Smeaton Grove is a stunning category B listed 4-bedroom semi-detached home dating from the early to mid 19th century, that has been beautifully renovated by the current owners whilst maintaining its wonderful Georgian/Victorian features. The property is of stone construction under a slate roof and boasts attractive astragal sash and case windows, elegant cornicing, engineered wood flooring, a period mahogany banister with iron stair rods and a wood burning stove.

The front door opens into a spacious entrance hall with a tastefully decorated sitting room immediately on the right that benefits from a large bay window overlooking the front garden, as well as an elegant fireplace that is complimented by a gas fired stove.

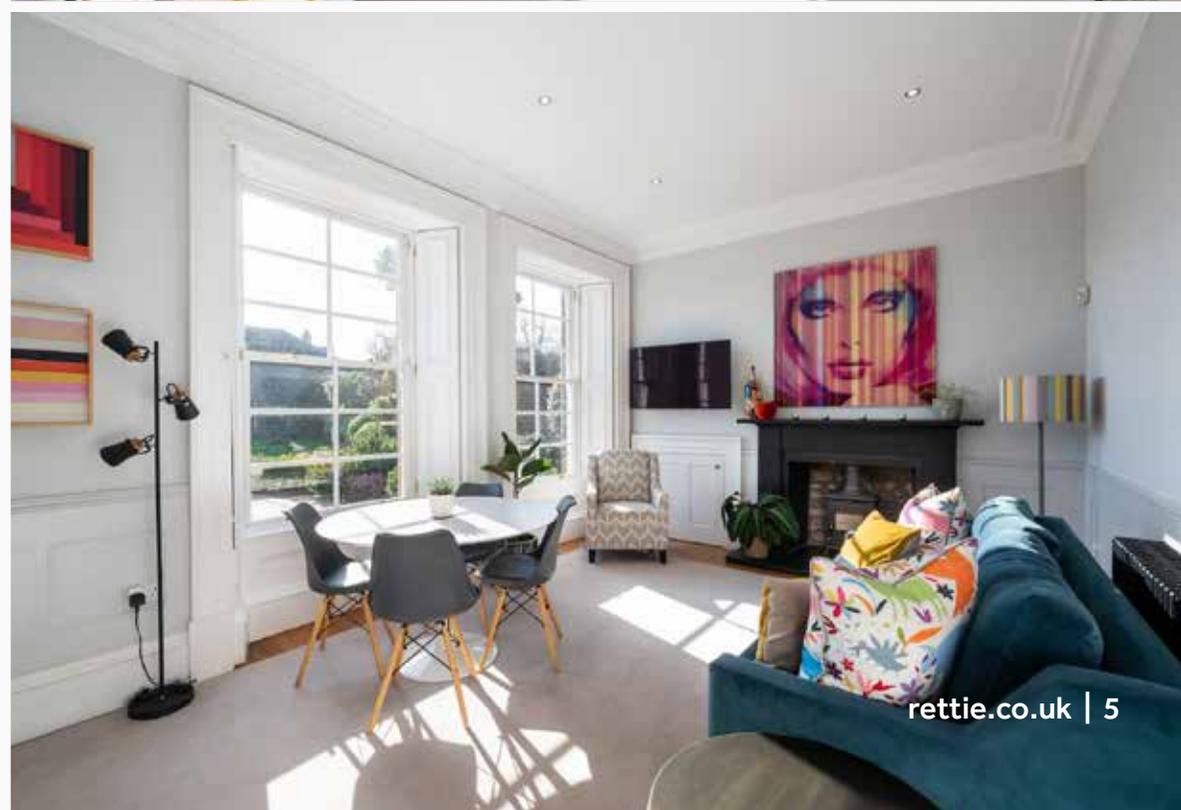
The open plan dining kitchen/living room is situated to the rear of the property with three large windows overlooking the back garden that flood the room with natural light. This generous space no doubt forms the hub of the home and provides a versatile room to suit the modern family. There are a range of sleek wall and floor mounted units to one end complimented by copper handles and white Silestone worktops, with an island to the centre that benefits from a breakfast bar to one side. Integrated NEFF appliances include a dishwasher, tall fridge, freezer, induction hob and dual ovens/combi microwave. To the other end of the room there is ample space for both a large dining table and chairs as well as a sofa area in front of a wood burning stove.

Off the kitchen is a utility room with further wall and floor mounted units together with an additional sink and plumbing for a washing machine. A rear door leads directly out to the patio terrace, and off the utility room is the downstairs cloakroom with WC, which also accesses the boiler cupboard. Returning to the hall, there is a good-sized study which could also be utilised as a children's playroom, and an under stairs cloaks/storage cupboard completes the accommodation on the ground floor.

Ascending the elegant staircase to the first-floor landing, an overhead cupola provides natural light. The fabulous principal bedroom boasts an attractive herringbone wood floor, alongside a large triple window overlooking the front garden and twin Edinburgh press storage cupboards to either side of the bed. The herringbone floor continues seamlessly through to the modern ensuite shower room that offers a large walk-in shower, wash basin and WC.

There are three further bedrooms to include two good sized double rooms to the rear with lovely views over the back garden and surrounding countryside beyond – Carberry Hill incidentally being the site of the Battle of Pinkie Cleugh in 1547. Given its historical significance, it would be unlikely that this area would be permitted development and is currently within a designated greenbelt zone.

A family bathroom completes the accommodation on the second floor with a modern shower over bath, wall hung wash basin and a WC. A floored loft can be accessed via a Ramsay ladder from one of the bedrooms, providing a useful storage area.







Garden

The landscaped gardens at 2 Smeaton Grove are a real feature of the home and have been beautifully maintained by the current owners. The spacious south facing garden to the rear encompasses a large stretch of lawn surrounded by mature, herbaceous borders with a large patio terrace adjacent to the house with direct access from the kitchen/utility room – making this a perfect spot for alfresco dining and entertaining. Although the garden comes into full fruition throughout the spring and summer months, it has been cleverly designed to incorporate various evergreen plants that create an attractive space even throughout the winter months. To the front of the house is a smaller lawned area with a paving stone border that leads from the street to the front door. The whole is fully enclosed by a stone wall and mature hedging with topiary bushes that create privacy from the street and neighbouring properties.

Garage & Outbuildings

There is a single garage adjacent to the front garden which benefits from an electric garage door as well as a pedestrian side door from the garden. The property also retains three stone-built outhouses that offer valuable garden storage, with a path down the side of the property that links the front and back gardens - providing easy and secure exterior access.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents.

Services

Gas central heating with mains water, electricity and drainage

Listed Building Status

Category B Listed

EPC Rating

Band D

Council Tax

Band G

Fixtures and Fittings

Only items specifically mentioned in the particulars will be included in the sale. All integrated appliances, carpets and blinds are included in the sale, with various light fittings and furniture available by separate negotiation.

Directions

For the purposes of Satellite Navigation, the postcode for the property is EH21 7TW

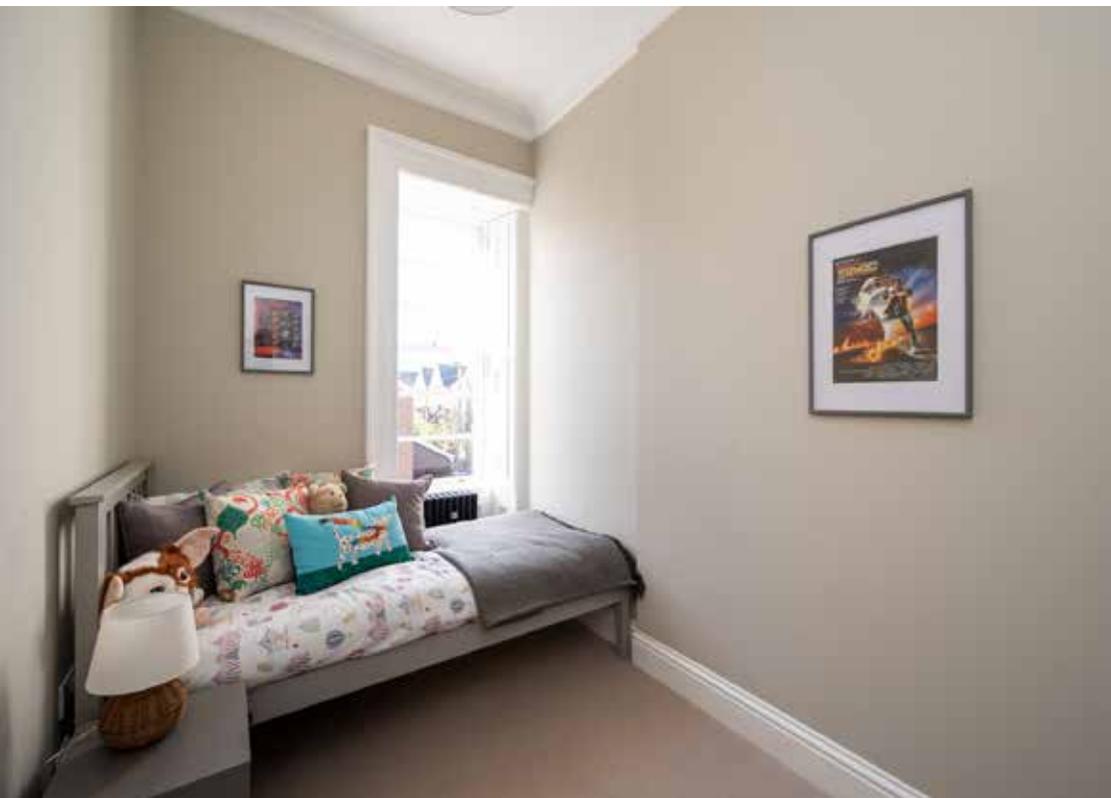
Local Authority

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

Internet Websites

This property and other properties offered by Rettie & Co 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.





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.

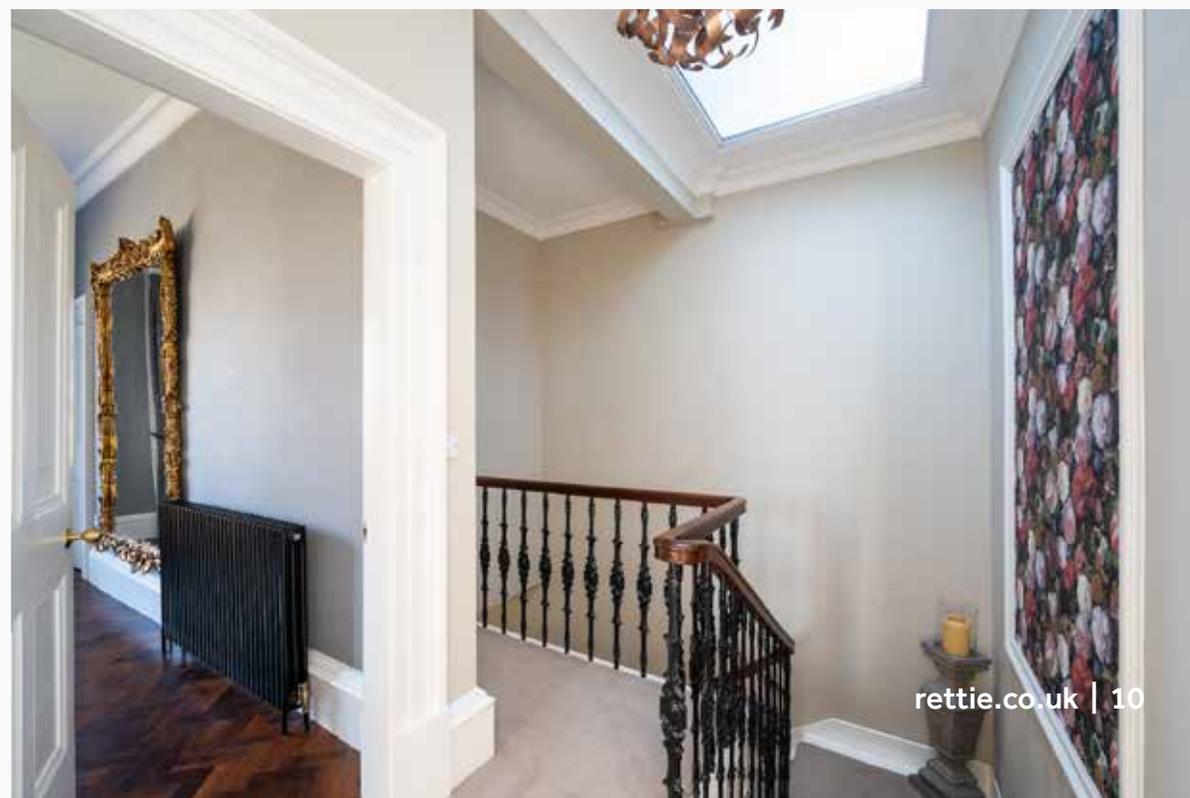
Servitude Rights, Burdens & Wayleaves:

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.

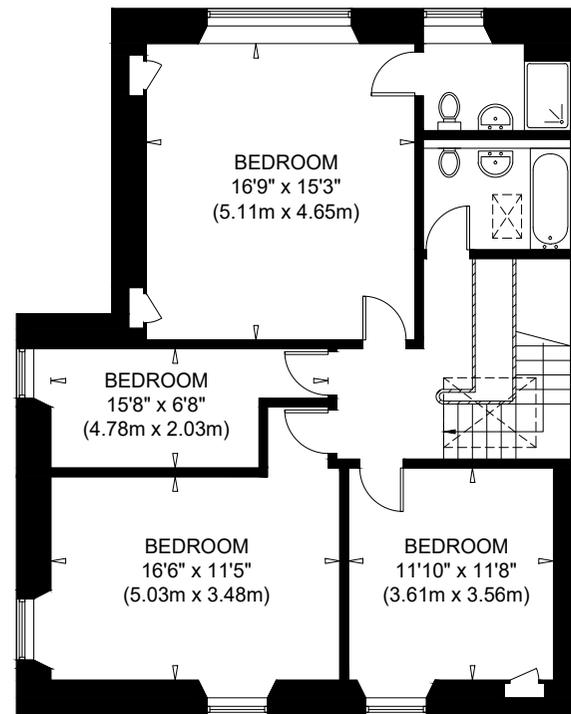
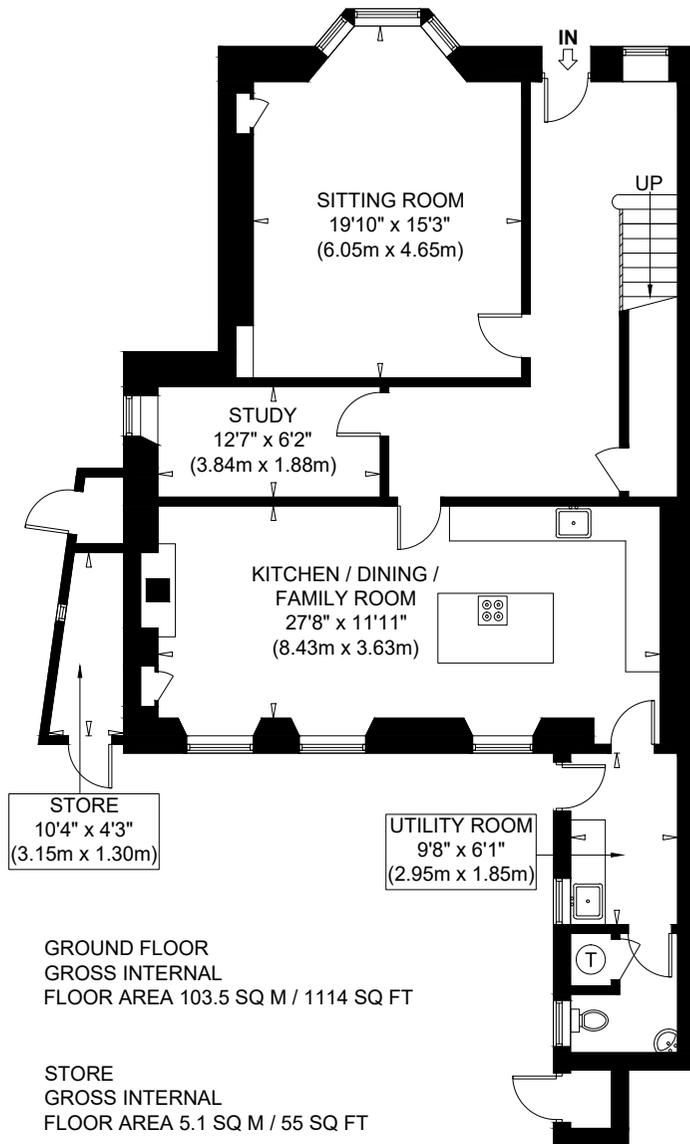
Important Notice:

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

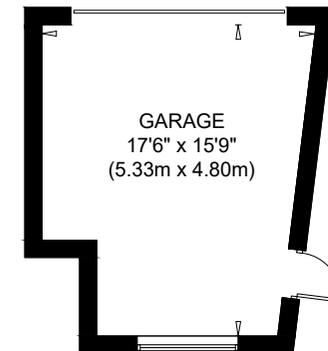
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 90.8 SQ M / 977 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 22.1 SQ M / 237 SQ FT

SMEATON GROVE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 194.3 SQ M / 2091 SQ FT
STORE = 5.1 SQ M / 55 SQ FT
GARAGE = 22.1 SQ M / 237 SQ FT
TOTAL = 221.5 SQ M / 2383 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.

RETTIE

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