



BANKTON HOUSE SOUTH

Prestonpans, East Lothian, EH33 1NG.



BANKTON HOUSE SOUTH

Prestonpans, East Lothian, EH33 1NG.

A spectacular and stylish main-door, B-listed three-bedroom apartment set within a historic house, with access to eight acres of beautiful, shared gardens and grounds. Ideally located close to Prestonpans Train Station, it offers an easy commute to Edinburgh.

Prestonpans Train Station 0.4 miles, Wallyford Park & Ride 2 miles,
Edinburgh 9 miles, Edinburgh Airport 17.7 miles (All distances are approximate)

Accommodation:

Ground Floor: Main Door Entrance, Entrance Hall, Cloakroom and Under Stairs Cupboard.

First Floor: Landing, Sitting Room, Kitchen, Dining Room.

Second Floor: Landing, Principal Bedroom with En Suite Bathroom, Double Bedroom and a Bathroom with Shower, Linen Cupboard.

Third Floor: Landing, Double Bedroom, Cloakroom and Large Eaves Storage Cupboard.

Communal Garden: Access to shared grounds extending to 8 acres, consisting of a large orchard garden to the rear of the property and an enclosed paddock to the front of the house.

About: Approx 8 Acres.



BANKTON HOUSE SOUTH

Prestonpans, East Lothian, EH33 1NG.

 2  3  2

Situation:

Bankton House enjoys a convenient setting on the edge of Prestonpans, a coastal town offering a good range of local amenities including shops, cafes, and leisure facilities. Well-regarded primary and secondary schooling is available nearby, making the area popular with families. Excellent transport links include Prestonpans railway station, providing regular services to Edinburgh, as well as easy access to the A1 for commuting by car, allowing swift connections to the city centre and surrounding areas.

History:

Bankton House is a striking and historically significant country house, steeped in character and set within mature grounds on the outskirts of Prestonpans. Believed to date from the late 17th century, the house has evolved over time, with later additions enhancing its scale and presence while retaining its original charm.

Architecturally, Bankton House is a fine example of traditional Scottish country house design, characterised by its warm, orange-hued harled exterior and classic slate roof. Its proportions are elegant yet understated, with symmetrically arranged windows and period detailing that reflect its heritage. The building's solid stone construction and high boundary walls lend a sense of permanence and seclusion, while features such as sash-and-case windows, stone surrounds, and original fireplaces speak to its historic origins.

The house is perhaps most famously associated with Colonel James Gardiner, who resided here in the 18th century. He was mortally wounded at the nearby Battle of Prestonpans, one of the key early conflicts of the Jacobite Rising of 1745. This connection firmly places Bankton House within an important chapter of Scottish history.

Today, while thoughtfully adapted into residential apartments, the building retains much of its original character, offering a rare blend of period elegance and modern living within a peaceful and historically rich setting.

General Description:

Bankton House is approached via a shared driveway leading to parking at the front of the property. A gravelled path continues to a wrought iron pedestrian gate set within a high stone wall, opening into a beautiful expanse of communal gardens to the rear. The grounds are predominantly laid to lawn and enhanced by apple trees and seasonal spring bulbs, creating a peaceful and picturesque setting.

The house itself sits slightly back from the gardens, showcasing a traditional orange-hued façade beneath a slate roof. Bankton House South benefits from its own main-door entrance, with steps leading up to the front door and open into a welcoming entrance vestibule and hall. A cloakroom with WC and wash hand basin, along with useful under-stair storage, is located on the ground floor.



Stairs ascend to the first floor, where the principal living accommodation can be found. The generously proportioned sitting room enjoys lovely views over the rear gardens and features an open fireplace with a wooden mantel. Double doors connect through to the kitchen, which is fitted with a range of wall and base units, a sink, gas boiler, oven with four-ring gas hob, and space for a fridge/freezer and washing machine. Adjacent is a spacious dining room, complete with open shelving and a charming log-burning stove set beneath a wooden mantel. Two windows to the front offer partial views across the Firth of Forth towards Fife.

A bright landing area provides an ideal space for a desk overlooking the gardens, before stairs rise to the second floor. Here, the principal bedroom is of excellent proportions and benefits from an en suite bathroom featuring a striking window, bath, WC, wash hand basin, and storage. A further well-sized double bedroom is served by a separate bathroom with bath, WC, wash hand basin, and a walk-in shower. A linen cupboard completes this level.

The third floor hosts a further double bedroom, along with a WC and wash hand basin, and a storage cupboard with additional generous eaves storage.

Gardens

The residents of Bankton House have access to the beautiful grounds which includes 8 acres of impressive gardens featuring sweeping lawns, a large fruit orchard to the rear and mature woodland. Resident's parking is available to the front of the property.

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 EH33 1NG.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains gas, electricity, water and drainage.

Local Authority

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

Council Tax

Band F

EPC Rating

Band C

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 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.

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.

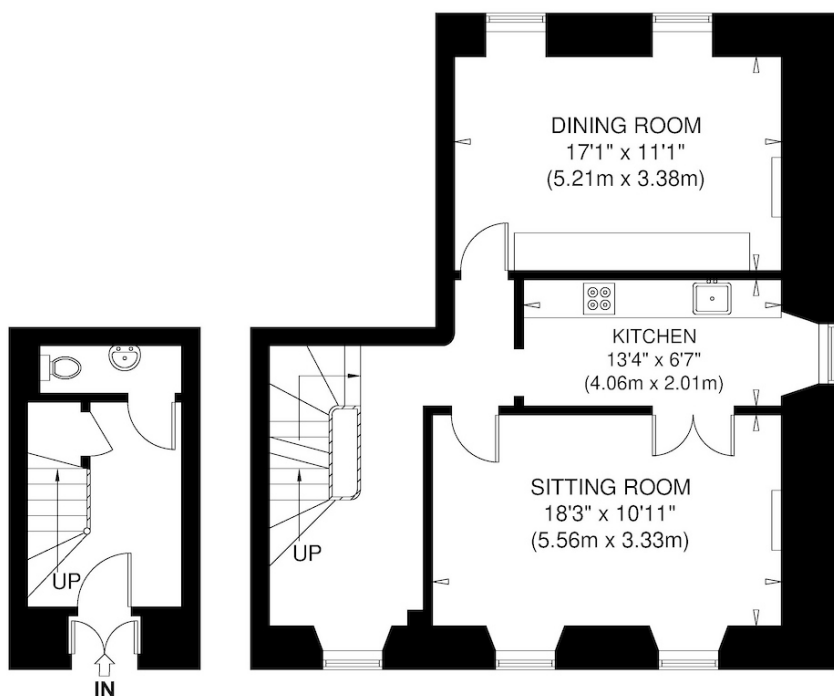
Misrepresentations

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.

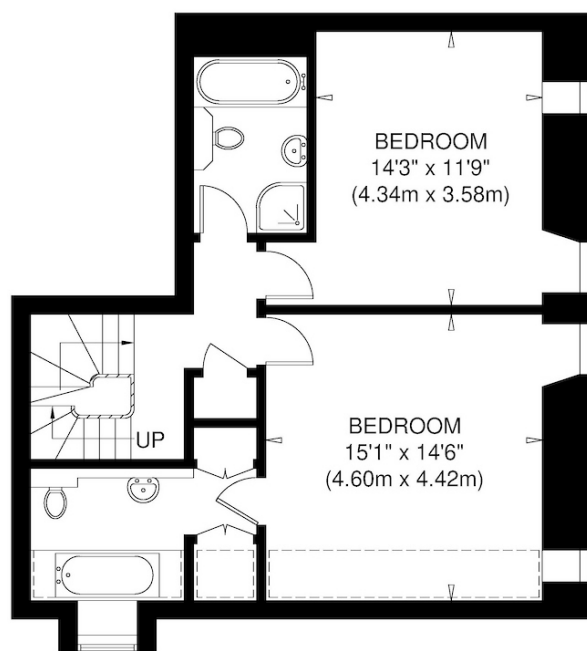
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



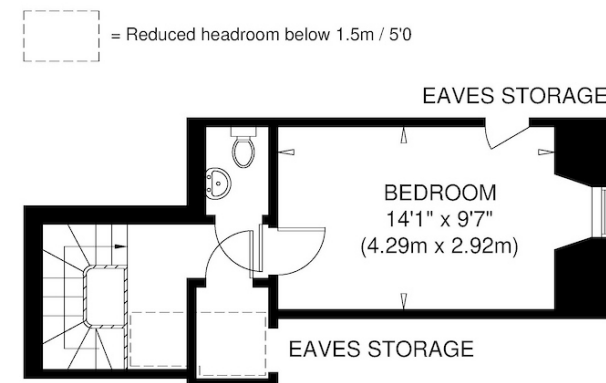


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 10.8 SQ M / 116 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 62.9 SQ M / 677 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 62.9 SQ M / 677 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 23.8 SQ M / 256 SQ FT

BANKTON HOUSE SOUTH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 160.4 SQ M / 1726 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk





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

🏠 11 Wemyss Place
Edinburgh
EH3 6DH