



FORTH HOUSE

18 New Street, Musselburgh, East Lothian EH21 6JP



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A charming late Georgian three-bedroom semi-detached house in the historic area of Fisherrow, Musselburgh, with views overlooking the links and the coast, together with a well maintained garden and a large garden studio/home office.

Musselburgh High Street 0.4 miles, Musselburgh Railway Station 1.5 miles, Edinburgh City Centre 6 miles (all distances are approximate)

Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Breakfast Room, Kitchen, Utility Room and WC

First Floor:

Landing, Principal Bedroom with Ensuite Shower Room, Two Double Bedrooms, Dressing/Box Room and a Family Bathroom

Garden:

Beautifully maintained gardens reside to the front and rear, with a large patio terrace and a stretch of lawn surrounded by mature trees and herbaceous borders.

Outbuildings:

Large Garden Studio/Home Office, Greenhouse and two Garden Sheds



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Situation

The historic Fisherrow area of Musselburgh, a former fishing village just east of Portobello, has become a desirable location known for its sandy beach, quaint 17th century harbour and scenic views over the Firth of Forth. Forth House is situated in an enviable position overlooking Fisherrow Bowling Green and Links, with views towards the Firth of Forth beyond.

At the end of the street flows the scenic River Esk with two footbridges allowing convenient access to Musselburgh High Street together with 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 a popular racecourse and delightful walks and cycle paths along the River Esk and the John Muir Way.

Located only 6 miles to Edinburgh City Centre, the house provides an ideal commuter base into the city with an excellent bus service as well as commuter rail links from both Musselburgh (1.5 miles), Brunstane (2 miles) and Wallyford Train Stations. 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 one of the oldest golf courses 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 less than a mile away and within easy walking distance.



Description

Forth House is an attractive late Georgian semi-detached property of stone construction under a slate roof. Built circa 1820, the house is nicely positioned on a quiet street overlooking Fisherrow Links, offering lovely views over the bowling green and the beach beyond.

The front door opens into an entrance vestibule with a further door leading into an entrance hall which provides access to all the principal rooms on the ground floor. A spacious sitting room has a lovely large sash window overlooking the front garden and the links beyond, as well as an open fireplace with two Edinburgh press bookshelves to either side. The formal dining room also retains an attractive open fireplace together with two Edinburgh press cupboards and an astragal glazed door that leads directly out to the rear sun terrace – making this a wonderful room for entertaining.

The adjacent breakfast room benefits from a two-oven gas AGA and a large walk-in pantry, with a ceiling pulley drying rack and ample space for a kitchen table to the centre. Moving through to the rear kitchen, which used to be the former stables, there are a range of wall and floor mounted units together with a utility room at the far end with a separate WC. Two doors lead out to the patio, one from the kitchen and the other from the utility room, providing additional access to the garden.

Returning to the hall, a cloaks cupboard by the entrance provides useful storage for coats and outdoor equipment, whilst the stairs, boasting attractive period stair rods and a mahogany banister rail, ascend to the first-floor landing. The principal bedroom is of a good size with a lovely view over the rear garden and benefits from a spacious ensuite shower room. Adjacent is a box room that is currently being utilised as a dressing room with a large freestanding wardrobe, but it could also be reconfigured as a nursery. There are two further double bedrooms to the front of the house that both showcase fantastic views over Fisherrow Links with the coastline beyond. A family bathroom completes the accommodation and includes a bath over shower, wash basin and WC.

Planning permission has been granted to erect a conservatory to the rear of the house which subsequently remains in place due to works having already been started; a doorway has now been created out of the former dining room window which was to allow access to the conservatory.

Garden

Pretty, well-maintained gardens reside to the front and rear of Forth House, with the main area of lawn to the rear. A large south facing patio terrace is positioned directly outside the dining room and kitchen areas, with direct access from both, providing a wonderful space for alfresco dining and entertaining. A manicured stretch of lawn beyond, bounded by colourful herbaceous borders, mature trees and shrubs, then leads down to the greenhouse, garden studio and garden sheds to the far corner.





To the front of the house is an additional area of garden, mainly laid to gravel with herbaceous borders and a paved pathway that leads from the pavement, through a gateway, to the front door. There is also an additional entrance that enters through a door the other side of the front garden that leads down a side passage directly to the rear garden.

The whole perimeter is bordered by a combination of stone walls, cast iron railings, and mature hedgerows, making the garden feel particularly private.

The property benefits from being positioned opposite the links and near to the beach as well as the River Esk, providing some lovely walks straight from the door – ideal for those with children and dogs.

Garden Studio

The property benefits from a large garden studio situated at the base of the rear garden. Currently used as an artist's studio, the painted timber structure benefits from being supplied with electricity and heating as well as being insulated, so it could be utilised as large home office.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the particulars are included in the sale; this will include all integrated appliances, carpets and blinds.

Services

Mains electricity, gas, drainage and water.

Planning Permission

Extension to house: 08/00288/FUL

Viewing

Strictly by appointment only with Rettie. 0131 220 4160. Email: townandcountry@rettie.co.uk

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH21 6JP

EPC Rating

Band D

Local Authority

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

Council Tax

Band F





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 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.

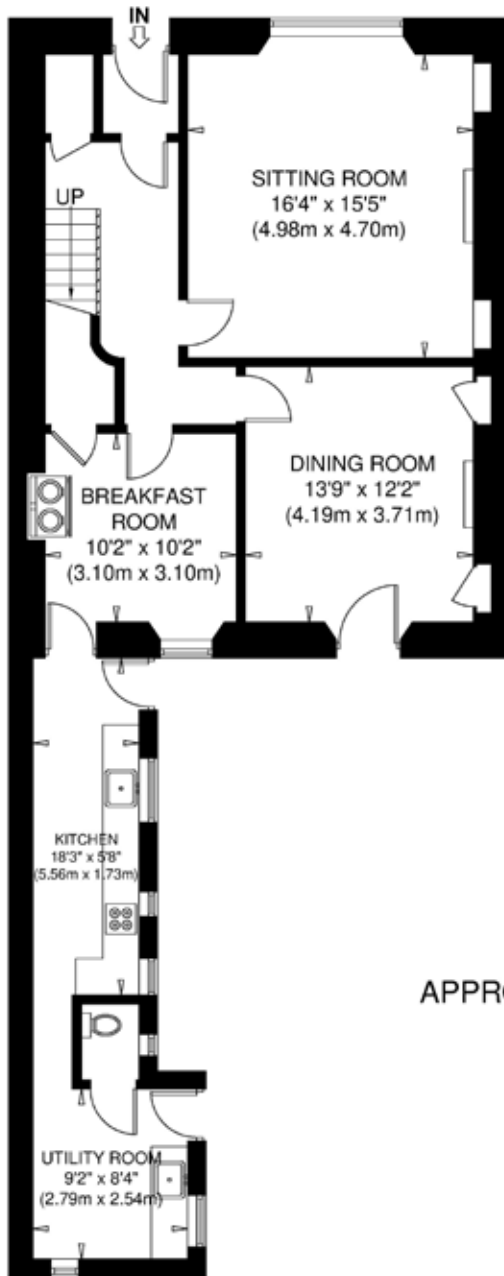
Important Notice:

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

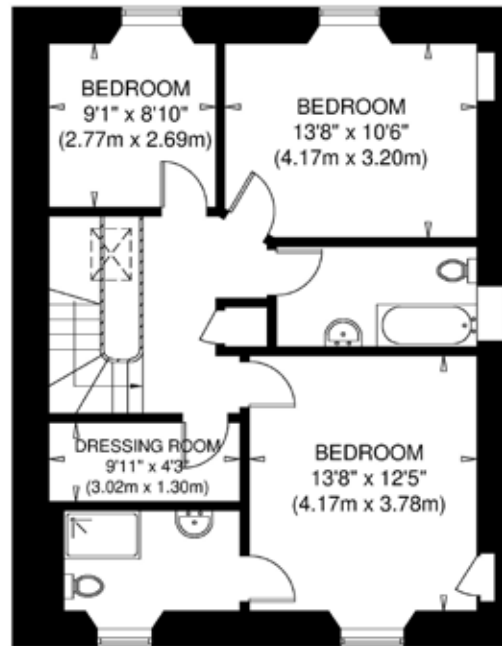
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement 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.



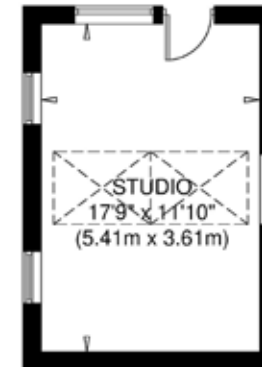




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 88.7 SQ M / 955 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 67.4 SQ M / 725 SQ FT



STUDIO
GROSS INTERNAL
FLOOR AREA 19.4 SQ M / 209 SQ FT



NEW STREET 18
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 156.1 SQ M / 1680 SQ FT
STUDIO = 19.4 SQ M / 209 SQ FT
TOTAL = 175.5 SQ M / 1889 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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