



INCHDURA HOUSE

13A Hamilton Road, North Berwick, East Lothian EH39 4NA



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A beautiful 5-bedroom main door double-upper apartment formulated from a large Victorian villa in the popular coastal town of North Berwick, benefitting from off road parking, a private courtyard garden, a single garage and partial sea views.

Gullane 4 miles, Edinburgh 22 miles

Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall

First Floor: Landing, Dining Kitchen, Drawing Room, Dining Room, Sitting Room, Family Room/Bedroom 6, Principal Bedroom, Family Bathroom and a Shower Room

Second Floor: Landing, Four Double Bedrooms, Shower Room, WC and a Utility Room

Garden: Paved and gravelled courtyard garden with pergola, timber shed and mature herbaceous borders

Garage: Private single garage with pitch roof and electricity.



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Situation:

Inchdura House is situated along Hamilton Road in the popular coastal town of North Berwick, with West Links Golf Course positioned at the end of the street which provides direct access to the beach. The town has a bustling High Street with a wide range of independent retailers and national multiples, together with a variety of cafés and restaurants. There are excellent local primary and secondary schools in the area, with the highly regarded North Berwick High School consistently scoring well in national league tables. Other private schools nearby include the well-known prep school Belhaven Hill in Dunbar, the Compass School in Haddington and Loretto in Musselburgh, together with a number of highly rated Edinburgh schools in the city.

For the keen golfer, North Berwick has two excellent golf courses with a variety of prestigious links courses in the local vicinity to include Muirfield, The Renaissance Club, Archerfield, Gullane and Luffness to name but a few. However, for those interested in other sporting pursuits, the town also has a yacht club, rugby club, tennis courts, sports centre with swimming pool, and a luxury spa, gym and leisure club at the nearby Marine Hotel.

Edinburgh can be reached in around 45 minutes by car or 30 minutes by train, with services from North Berwick to Waverley Station in the city centre every 30 minutes at peak times. Consequently, it is little surprise that this affluent coastal town, amidst such glorious scenery, is regarded as the ideal base for those that wish to enjoy all that East Lothian has to offer.



General Description:

Inchdura House is a spacious 5/6-bedroom family home forming part of a striking Victorian villa of traditional design featuring cream rendered walls under a red pantile roof. Dating from the 1860's, the villa boasts many attractive period features with the beautiful bay windows being of particular appeal.

The house is set back from the main road, offering privacy and seclusion, with a shared driveway leading to two parking bays in front of the apartment and a timber single garage situated at the end of the private drive. The apartment benefits from utilising the original villa's main entrance, with a beautifully carved red sandstone vestibule that leads through to the entrance hall beyond with attractive parquet flooring, dentil corning and a walk-in storage cupboard. Carpeted stairs ascend to a landing that gives access to all the principal rooms on the first floor.

The dining kitchen is a generous size with a range of floor and wall mounted units incorporating a Rangemaster double oven with five-ring gas hob and a Belfast sink overlooking the courtyard below. There is space for a washing machine, dishwasher, and an American style fridge/freezer, together with a walk-in pantry, further pantry store with shelving and a cupboard housing the gas boiler and hot water cylinder.

The beautifully bright and spacious drawing room boasts a central fireplace with a woodburning stove below a decoratively carved mantel, alongside stunning hardwood parquet flooring, ornate corning and a fantastic bay window overlooking surrounding gardens together with a large window seat below. Adjacent to the drawing room is a formal dining room with hardwood flooring, an open fireplace to one end and windows overlooking the courtyard, with plenty of space for an 8+ seater dining table.



A further generous sized sitting room, currently incorporating a study area, is situated at the end of the hall, boasting an open fireplace and an incredible rounded bay window overlooking gardens below that floods the room with natural light. Adjacent is a double bedroom currently used as the principal bedroom with dual aspect windows and a neighbouring shower room alongside a large playroom/family room that could easily be utilised as the principal bedroom/an additional 6th bedroom. A family bathroom with a bath, wash basin, WC and heated towel rail completes the accommodation on the first floor.

From the first-floor landing, stairs ascend to the second floor which gives access to four further double bedrooms, with partial sea views, alongside a utility space/ironing room with a Velux window and a range of floor mounted units as well as a sink, heated towel rail and a ceiling-mounted clothes rack. The second floor is completed by a further shower room with a corner shower and wash basin together with a separate WC, and the corridor benefits from four generous linen/eaves storage cupboards with shelves.

Courtyard

A pedestrian gate opens from the drive into a charming south facing front courtyard which has two paved patio areas and offers space for seating under an attractive timber pergola as well as a central dining table and chairs. Colourful raised flower beds display an assortment of shrubs with mature herbaceous borders adjacent to the house. A timber log store is positioned to one corner, and a further glazed door opens to a back stair which is currently utilised as an additional storage area.

Garage:

At the end of the private shared drive is a row of four residents' single garages, the second belong to Inchdura House, with timber double doors under a pitched roof.



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 EH39 4NA.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The American Style Fridge/Freezer is not included.

Entry & Possession

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

Services

Mains electricity, gas, drainage and water.

Local Authority

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

Council Tax

Band G

EPC Rating

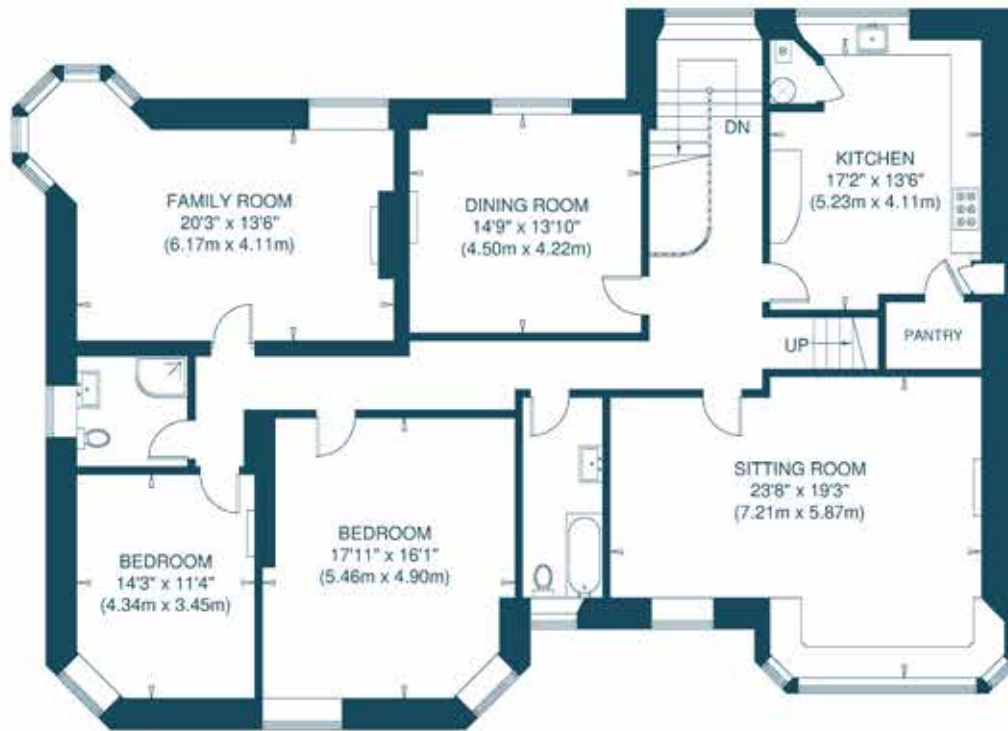
Band D

Home Report

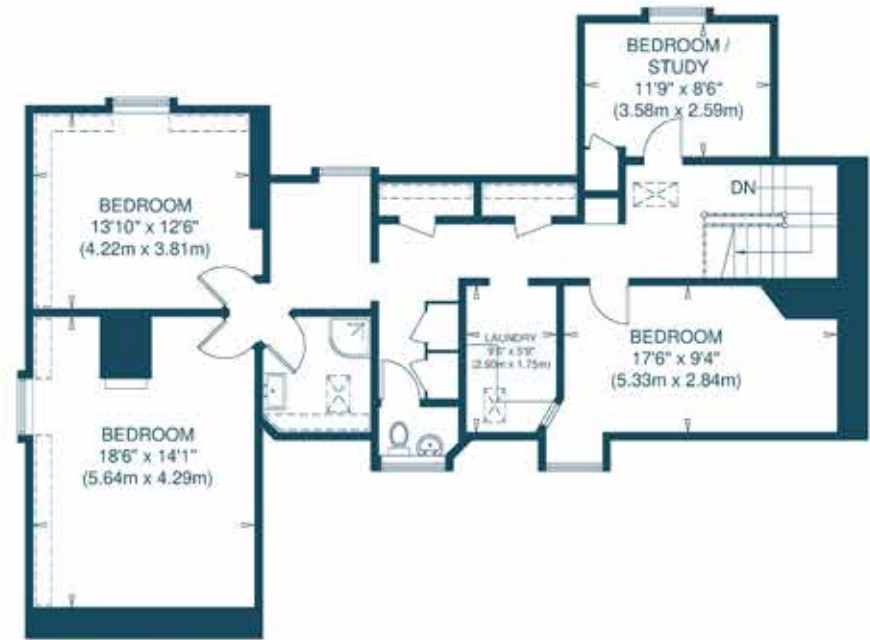
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a pdf copy.



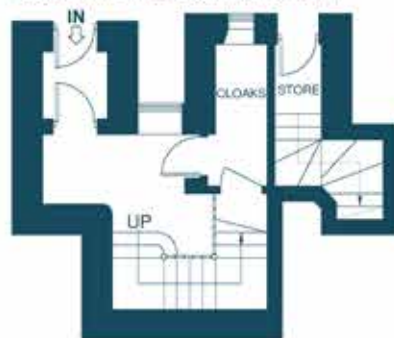




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 197.5 SQ M / 2126 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 108.9 SQ M / 1172 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 20.4 SQ M / 219 SQ FT



GARAGE
GROSS INTERNAL
FLOOR AREA 17.2 SQ M / 185 SQ FT

INCHDURA HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 326.8 SQ M / 3517 SQ FT
GARAGE FLOOR AREA = 17.2 SQ M / 185 SQ FT
TOTAL = 344 SQ M / 3702 SQ FT

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.

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