



THE OAKS

4 West Road, Whitekirk, Dunbar, East Lothian EH42 1XA



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An attractive 5-bedroom detached family home within the historic hamlet of Whitekirk, boasting spacious interiors, beautiful gardens and fabulous views over the spectacular East Lothian countryside.

East Linton 3 miles, North Berwick 4 miles, Dunbar 7 miles, Edinburgh City Centre 25 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Open Plan Kitchen/Dining/Living Room, Drawing Room, Sitting Room, Dining Room/Playroom, Study, Double Bedroom with Ensuite Shower Room, Utility Room and Cloakroom with WC

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Double Bedroom 2 with Ensuite Shower Room, Double Bedrooms 3 & 4 and a Family Shower Room

Garage: Double garage that now incorporates a gym as well as a fully floored loft with stair access that has former planning approved for conversion to an office.

Garden: Beautifully maintained gardens surround the property with a spacious patio terrace, open lawns bounded by mature trees and herbaceous borders, as well as a hard tennis court.

About 1.57 acres



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Situation

The attractive hamlet of Whitekirk is situated between the thriving towns of North Berwick and East Linton on the beautiful East Lothian coastline. Dating from the 12th century, the hamlet was formerly known as 'White Church' due to its limewashed walls and remains steeped in history - famously known as a major Medieval pilgrimage site. The 15th century St Mary's Church was renowned for a holy well (now lost) which was dedicated to St Mary the Virgin, with its healing powers attracting over 15,000 pilgrims by 1413.

Nearby Tynninghame village has a popular café and village hall, with East Linton providing local shopping, a primary school and a good pub restaurant. The larger towns of North Berwick and Dunbar provide further supermarkets and shopping, with the local secondary school being the highly regarded North Berwick High. Private preparatory schooling is available at Belhaven Hill in Dunbar or The Compass School in Haddington, with further private schools available within Edinburgh and Musselburgh.

There are train stations in East Linton, North Berwick and Dunbar which provide regular commuter services to Edinburgh City Centre, and both East Linton & Dunbar are on the main line south providing easy access to London. Additionally, there is a half-hourly bus service to and from Edinburgh to East Linton, as well as a less regular bus service from Whitekirk to Dunbar and North Berwick.

This beautiful part of East Lothian gives access to a variety of recreational activities such as walking, cycling, surfing and riding, with Foxlake Adventures and John Muir Country Park in close proximity, together with Whitekirk Hill offering a luxury spa with pool, gym and restaurant. Whitekirk is at the heart of Scotland's Golf Coast with many highly rated courses nearby; perhaps foremost among them Muirfield, North Berwick, Archerfield and Gullane.





East Lothian is also well renowned for its glorious coastline with Dunbar's microclimate reputedly boasting some of the highest sunshine and lowest rainfall levels in Scotland. Nearby Tynninghame Beach (Ravensheugh Sands) is often cited as one of the finest in the South of Scotland, whilst Seacliff Beach, known for its picturesque harbour and sea caves, boasts stunning views towards Tantallon Castle and Bass Rock.

Accommodation

The Oaks is a fantastic 5-bedroom detached family home of white rendered construction under a slate roof that was completed in 2001. Offering bright, spacious interiors, the house benefits from underfloor heating and double-glazed windows throughout, with quality fittings to include oak engineered wooden floors alongside solid oak doors, study units and staircase. The house also benefits from a downstairs ensuite bedroom which may appeal to those with disabilities. Extended by the current owners in 2011, the house now incorporates a superb open plan kitchen/dining/living room which no doubt forms the heart of the home.

Entering through the dual front doors into the chic entrance vestibule, there is ample space for furnishings or to store outdoor clothing and equipment. The spacious entrance hall beyond, lit by four large Velux style windows, then gives you access to all the principal rooms on the ground floor.

The open plan kitchen/dining/living room boasts a wall of triple aspect windows overlooking the garden together with a large cupola skylight that bathes the room in natural light. The cupola also benefits from electric remote opening and a manual retractable cover. To one end of the room is a stylish kitchen designed by Murray & Murray, with black granite worktops and a range of wall and floor mounted units. Alongside the Smeg range cooker with a 6-ring gas hob and dual ovens, there are also dual sinks, an American style fridge freezer and various integrated appliances to include dual drawer dishwashers, a coffee machine, microwave and wine fridge. A large kitchen island encompasses a breakfast bar to one end, and a circular fitted chopping board to the other, providing ample space for food preparation. To the centre of the room there is space for a sizeable dining table and chairs in front of a large bay window with French doors out to the patio terrace – making this a wonderful space for entertaining. To the far end is a sofa area in front of a woodburning stove together with integrated wall and floor units that encompass a desk area.





There are three further reception rooms to include a dual aspect drawing room with a solid oak fireplace, a sitting room with a stylish integrated wood burning stove and a large bay window with doors out to the garden, as well as the former dining room which the current owners now utilise as a playroom. Off the sitting room is a large study with integrated oak wall and floor units, shelves and a desk. A spacious double bedroom also resides on the ground floor which benefits from a modern ensuite shower room.

A good-sized utility/boot room provides further wall and floor mounted units, with a central island alongside a Miele washing machine, pulley rack, Belfast sink, fridge freezer and a back door to the garden/drive, providing a useful secondary entrance when entering with boots or dogs. A cloakroom with WC then completes the accommodation on the ground floor.

Ascending the oak stairs to the first-floor landing, there are four bright skylights within the roof alongside eaves doors through to loft access/storage. The principal bedroom benefits from stylish integrated storage to include a wall of wardrobes and a vanity unit, with fabulous uninterrupted views over the surrounding countryside. The large ensuite bathroom features a beautiful herringbone marble floor with a freestanding roll top bath, twin his and her sinks and a walk-in shower. There are three further double bedrooms on the first floor, with one benefitting from an ensuite shower room, together with a luxury family shower room designed by Boscolo, Edinburgh, featuring a large walk-in shower, wash basin and WC.



Garden

Beautiful gardens surround The Oaks extending to 1.57 acres, with large stretches of lawn surrounded by mature trees, shrubs and well-maintained herbaceous borders. A stunning patio terrace runs down the side of the house with direct access from the open plan kitchen/dining/sitting room, making this a wonderful space for alfresco dining and entertaining. A pathway continues around the perimeter of the home, approaching a further patio to the far side that benefits from a dog kennel and designated clothes drying area with wall mounted drying brackets. Further terraces surround the garage with a block paved patio to the rear that benefits from a timber glazed summer house and a timber log store, with an additional large garden shed. To the side of the garage another terrace benefits from approved former planning permission to build a sunroom, whilst a green painted hard tennis court with a timber pavilion resides to the rear of the garage. The garden also benefits from an irrigation system with timers for watering certain herbaceous borders.

A gravel driveway resides to the rear of the property with parking for several cars and benefits from a 7kw electric car charging point. The whole perimeter boundary is demarcated by a mixture of stone walls, post and rail fencing and mature hedgerows, with two gateways leading from the garden into the neighbouring field, with a right of access along the external boundary between gateways.

Garage

A large, detached garage supplied with electricity now benefits from a gym with all the equipment included, as well as a fully floored loft with stair access that has former planning approved for conversion to an office. Four internal large storage cupboards incorporate a tall freezer, wine fridge and the heating system. Solar panels on the garage roof supply electricity to a feed in tariff.

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 EH42 1XA



Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale includes all fixtures and fittings, curtains, blinds, white goods, integrated appliances and gym equipment. The ride on tractor lawnmower is available by separate negotiation.

Security

The house benefits from external cameras and a ring doorbell linked to wifi, alongside an intruder alarm, external lighting in garden and driveway and fitted smoke/fire alarms.

Wifi

Superfast broadband. Home network including Wifi distribution throughout via pods which also extend to the garage gym.

Entry & Possession

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

Services

The house is served by main electricity, water and draining. An air source heat pump covers the underfloor heating throughout both floors and the main hot water tank. An LPG gas tank serves the cooker and combi boiler which runs the heated towel rails in the bathrooms, one radiator in the principal bedroom and the hot water in two upstairs bathrooms. An electric smart meter was fitted in 2025.

West Road

As per the title deeds, the upkeep of the private road leading to the driveway is shared equally between the 6 houses.

Solar Panels

4KW solar panels on the garage roof provide electricity to a feed in tariff that runs to 12th Oct 2036, with a current rate of 74.4p for generation and 5.3p for export. The total received for the year to November 2025 was £3,100.

Planning Permission

- Planning granted for the formation of a dormer window and roof windows in the garage loft in order to create a home office: 10/00174/P (expired May 2013).
- Planning granted for the erection of a sunroom to the south side of the garage, alongside a greenhouse, sheds and gates: 15/00405/P (expired July 2018).
- Purchase of the neighbouring paddock with a change of use granted from agricultural land to domestic garden and retrospective erection of fence and gates with an S75 agreement on the paddock purchased: 11/00597/P





Local Authority

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

Council Tax

Band H

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. 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.

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.



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:

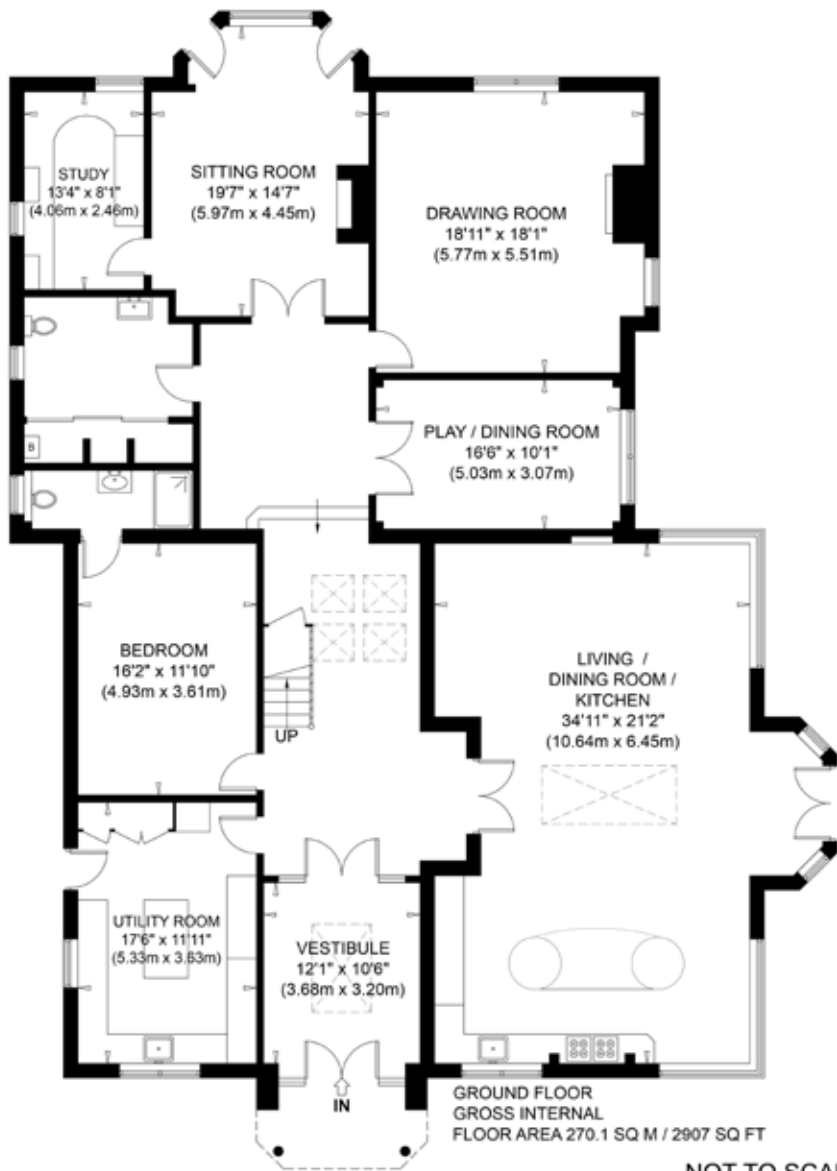
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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







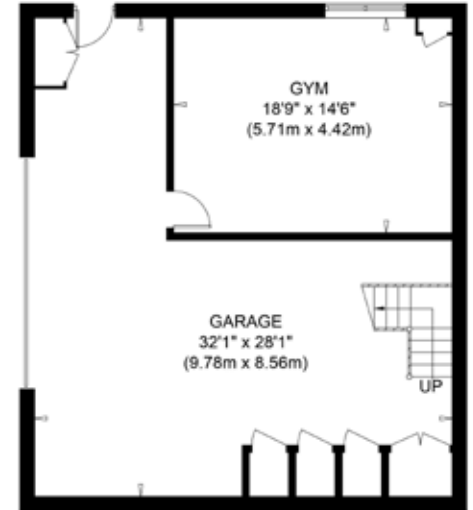
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 270.1 SQ M / 2907 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 143.9 SQ M / 1549 SQ FT



GARAGE FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 28.4 SQ M / 305 SQ FT



GARAGE GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 83.8 SQ M / 902 SQ FT



THE OAKS
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 414.0 SQ M / 4456 SQ FT
GARAGE = 112.2 SQ M / 1208 SQ FT
TOTAL = 526.2 SQ M / 5664 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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