



DELTA HOUSE

16 Carberry Road, Inveresk, EH21 7TN.



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A magnificent detached five-bedroom villa offering generous, well-proportioned accommodation, a private garden, double garage, and an ideal location within easy commuting distance of Edinburgh.

Musselburgh 0.9 miles, Edinburgh 9.8 miles, Edinburgh Airport 17.1 miles
(All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room/Playroom, Drawing Room, Kitchen/Breakfast Room, Conservatory, Study, Cloakroom and a Utility with WC. A double bedroom with En Suite Shower Room (accessed from the half landing).

First Floor: Landing, Principal Bedroom, Four Further Double Bedrooms and a Family Bathroom. A separate Spa Bathroom with Sauna (accessed from the half landing) and Two Linen Cupboards.

Garden: A generous rear garden, predominantly laid to lawn, with raised decking and a paved patio area

Outbuildings: An outdoor store and separate log store.

Garage: Double Garage with adjacent workshop/store.

About: 0.30 Acres



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Situation:

Inveresk is a popular Conservation village situated on the outskirts of Edinburgh near the fishing port of Musselburgh, adjoining the countryside of East Lothian. Evidence of the Roman occupation of Southern Scotland can still be found within the village, which was gentrified by incoming Edinburgh merchants who built imposing mansion houses, most of whom remain in single family ownership and contribute to the unspoilt and peaceful ambience of this village. Nearby Musselburgh provides an excellent range of everyday shopping and professional services, as well as a swimming pool/leisure centre, a racecourse and Loretto School, a private co-educational day and boarding school. The beach and golf courses of East Lothian are all easily accessible and Inveresk enjoys fast and easy road access to Edinburgh City Centre (approx. 9 miles), Edinburgh International Airport (approx. 17 miles) and a commuter rail service is available from nearby Wallyford (12 mins to Edinburgh Waverley) or Newcraighall (13 minutes to Edinburgh Waverley).

General Description:

Delta House is an imposing mansion house situated on the edge of Inveresk village boasting beautiful uninterrupted views over fields to the front of the property. The house is thought to have been built in 1890 and showcases many characterful features throughout the property, whilst also benefitting from modern comforts. The house is approached via a wrought iron pedestrian gate that opens to the front garden with a paved pathway leading to the main entrance. The house being detached sits back from the road and is sheltered by its front garden, featuring a handsome stone façade beneath a slate roof and benefits from partial double glazing.

The front door opens to a spacious entrance vestibule showcasing original tiled flooring and decorative corning. A partially glazed door opens to a spectacular entrance hall, which provides access to the principal rooms on the ground floor. The property is beautifully presented throughout, with high ceilings and retains an abundance of fine period features, including ornate corning, shuttered windows and traditional panelling which carry on throughout the house.

The elegant sitting room overlooks the front garden and features a charming bay window, an open fireplace with tiled surround and marble mantel, and an Edinburgh press cupboard providing useful shelving. Across the hall lies a versatile playroom or formal dining room, flooded with natural light from dual-aspect windows and features an open fireplace with brick surround, with wooden mantel and an Edinburgh press cupboard.



Also accessed from the entrance hall is a spectacular drawing room with a large bay window overlooking the rear garden, notable for its high ceilings, fine cornicing and an open fireplace with tiled surround and wooden mantel. From the drawing room double doors open into the conservatory/dining room, creating a wonderful flow for both everyday living and entertaining. Adjacent to the drawing room, is a study with built in desk unit and shelving.

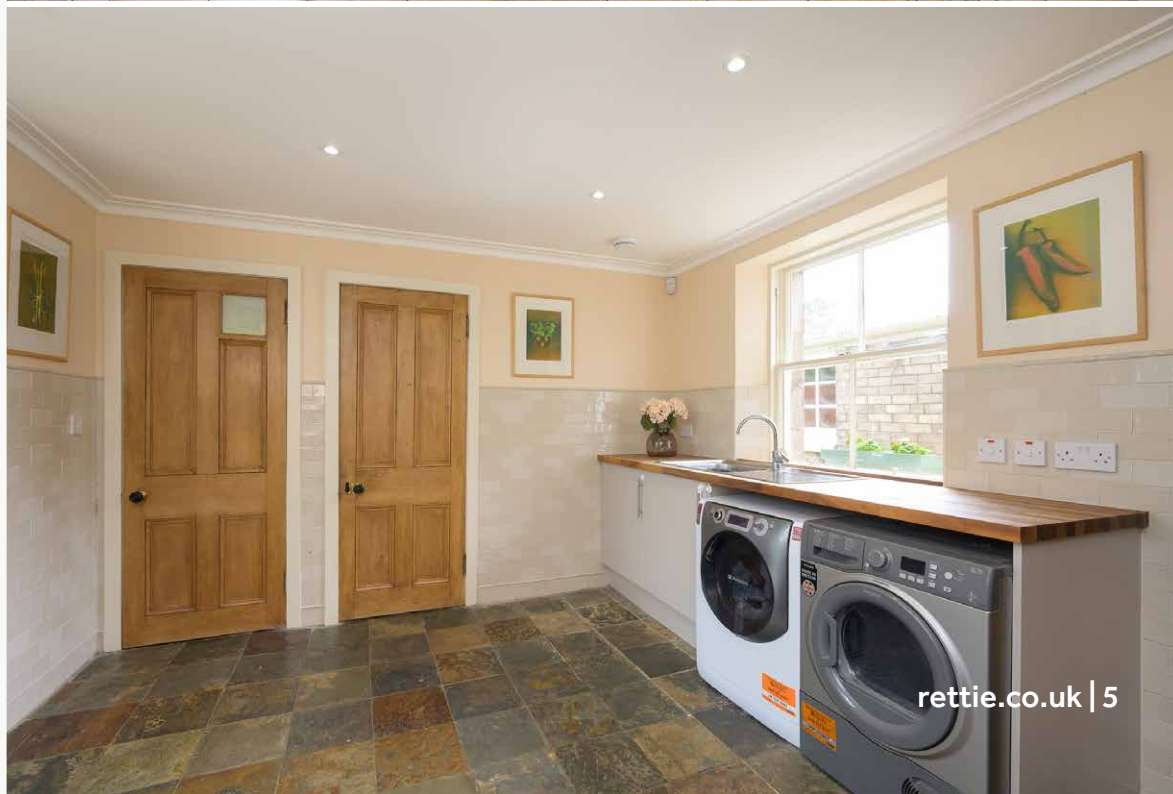
Returning to the entrance hall access can be made to the well-appointed kitchen which is fitted with a range of wall and base units and modern appliances, including a Rangemaster double oven with six-ring gas hob, dishwasher, pantry cupboard and space for a freestanding fridge/freezer. Two walk-in pantry cupboards provide excellent additional storage. From the kitchen, a door leads to an inner hall with access to two storage cupboards, a utility room and a separate WC. The utility room is fitted with built-in units, a basin, space for a washing machine and tumble dryer, and a cupboard housing the gas boiler. A further door opens to the conservatory/garden room, which features a stone tiled floor and double doors giving direct access out into the garden, making it an ideal space for summer entertaining. Completing the ground floor accommodation is a cloakroom with wc, wash hand basin and storage cupboard.

From the entrance hall, a secondary staircase rises to a mezzanine level and a self-contained double bedroom/5 or study, complete with built-in wardrobes and an en suite shower room with WC and wash hand basin.

The principal staircase ascends passing a beautiful stained-glass window to the first-floor landing, which provides access to the principal bedroom, four further double bedrooms, a family bathroom and a spa bathroom. The impressive principal bedroom enjoys a dual aspect, with a large bay window overlooking the garden below and boasts stunning views over local East Lothian countryside. The room features ornate cornicing, built-in wardrobes either side of the bed with shelving above, with an open decorative fireplace with marble mantel and an Edinburgh press cupboard. Across the landing is a further generous double bedroom, also dual aspect, with far-reaching pastoral views, an Edinburgh press cupboard and a fireplace with wooden mantel concealing a safe.

The family bathroom is situated adjacent to the principal bedroom and is fitted with a bath with handheld shower attachment, walk-in shower with drencher and handheld shower, WC and extensive built-in vanity units, with a tiled floor and double-glazed window. Completing the accommodation on the first floor is a generous and immensely elegant guest bedroom, bathed in natural light from a large bay window overlooking the front garden and fields in front. The room features two Edinburgh press cupboards flanking a decorative open fireplace with tiled surround, cast iron slip and a marble mantel. Across the landing a further double bedroom overlooks the rear garden and includes a decorative open fireplace, two Edinburgh press cupboards and a double-glazed window.

From the first-floor landing, an internal secondary staircase leads to a luxurious spa bathroom, passing two linen cupboards. This impressive space features a centrally positioned bath, walk-through shower with drencher and handheld attachments, basin, WC, heated towel rail, built-in mirrored cabinets and access to a private sauna. The loft can be accessed from this inner hall via a ramsay ladder opening to a large loft space which is fully floored.



Garden:

The gardens comprise a front and rear garden. The front garden is enclosed by a mid-height stone wall and is predominantly laid to lawn, complemented by well-stocked herbaceous borders with mature shrubs and trees. The rear garden is predominantly laid to lawn and features a raised deck, providing an ideal setting for al fresco dining or enjoying a glass of wine on a summer's evening. The garden wraps around the side of the house, where a gravel driveway with electric gates leads to parking for two cars in front of the double garage.

Garage/Outbuildings:

The garage is of generous proportions and benefits from electricity, an electric car charge point and an additional adjoining workshop/store, also with power. A paved patio area to the rear of the house provides further outdoor seating, alongside a substantial external store and adjacent log store.

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 EH21 7TN.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Gas, Water, Electricity and Drainage.

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

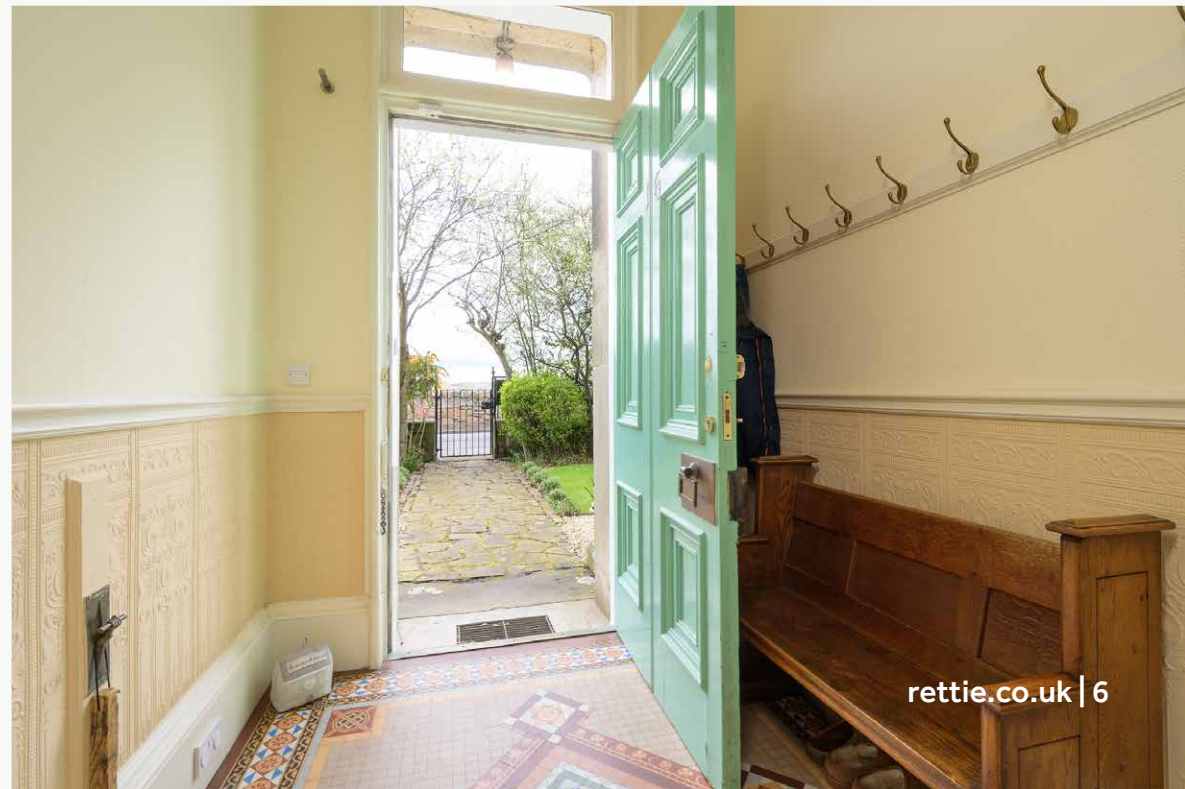
Band TBC

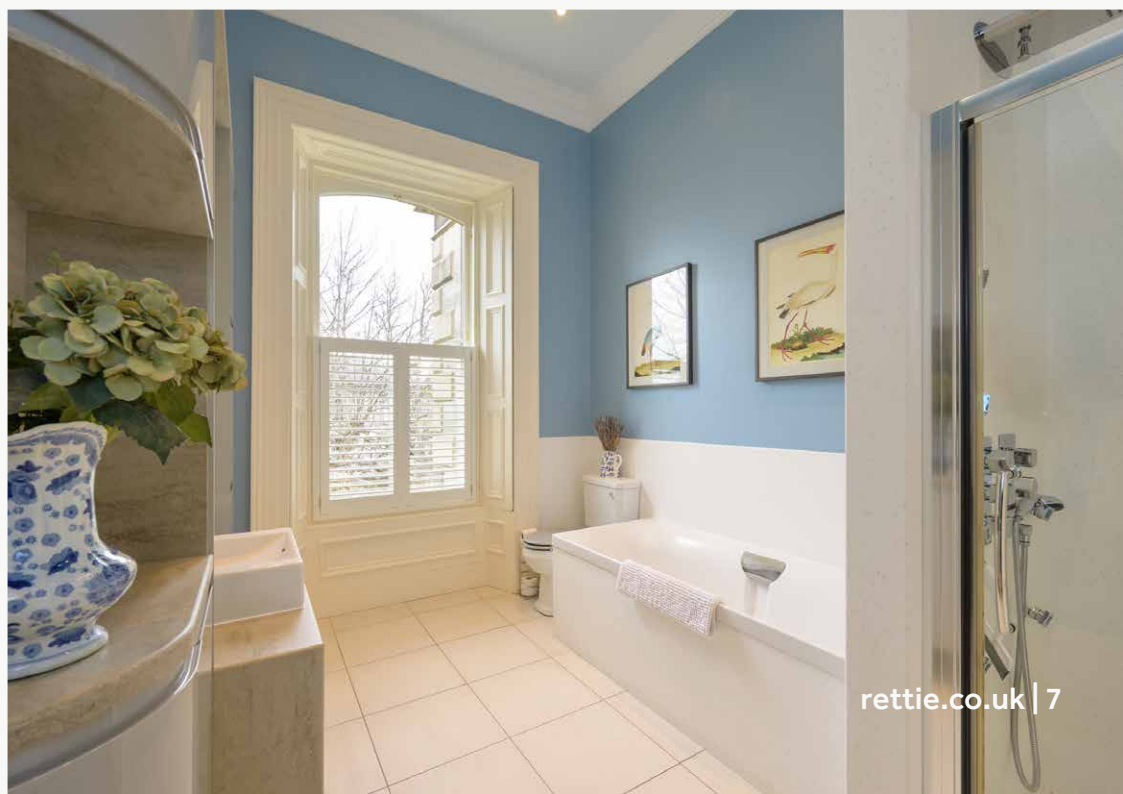
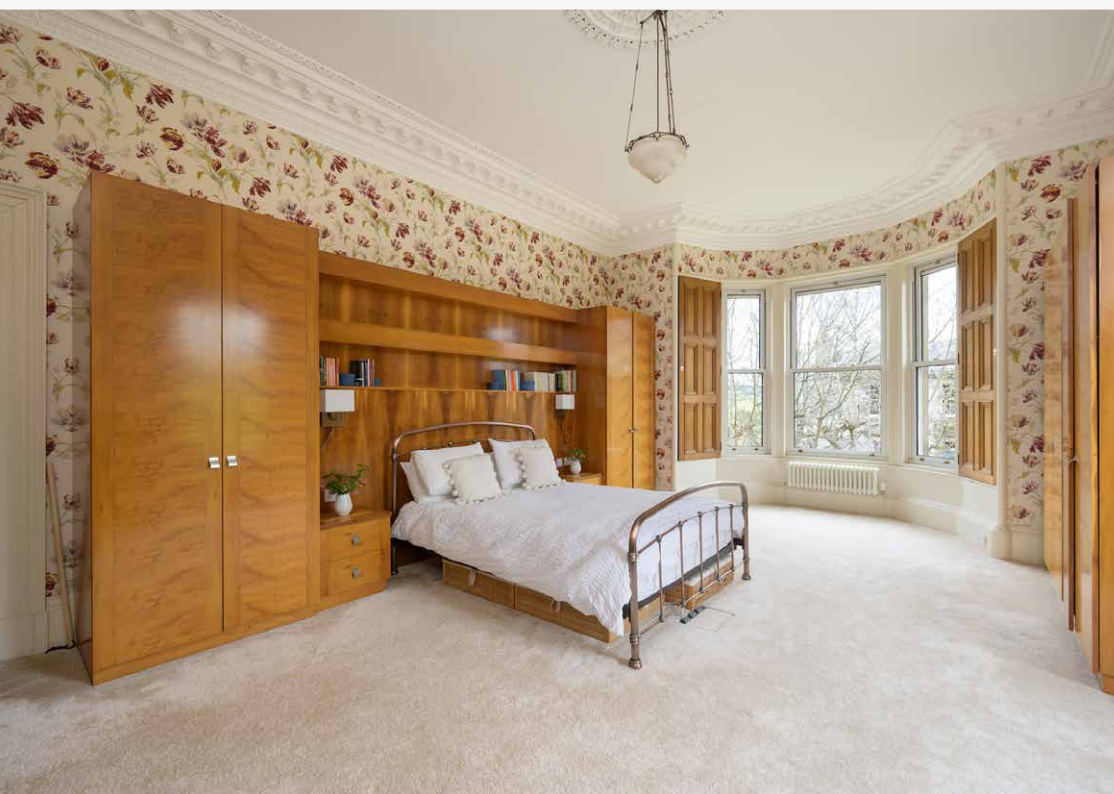
Home Report

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.

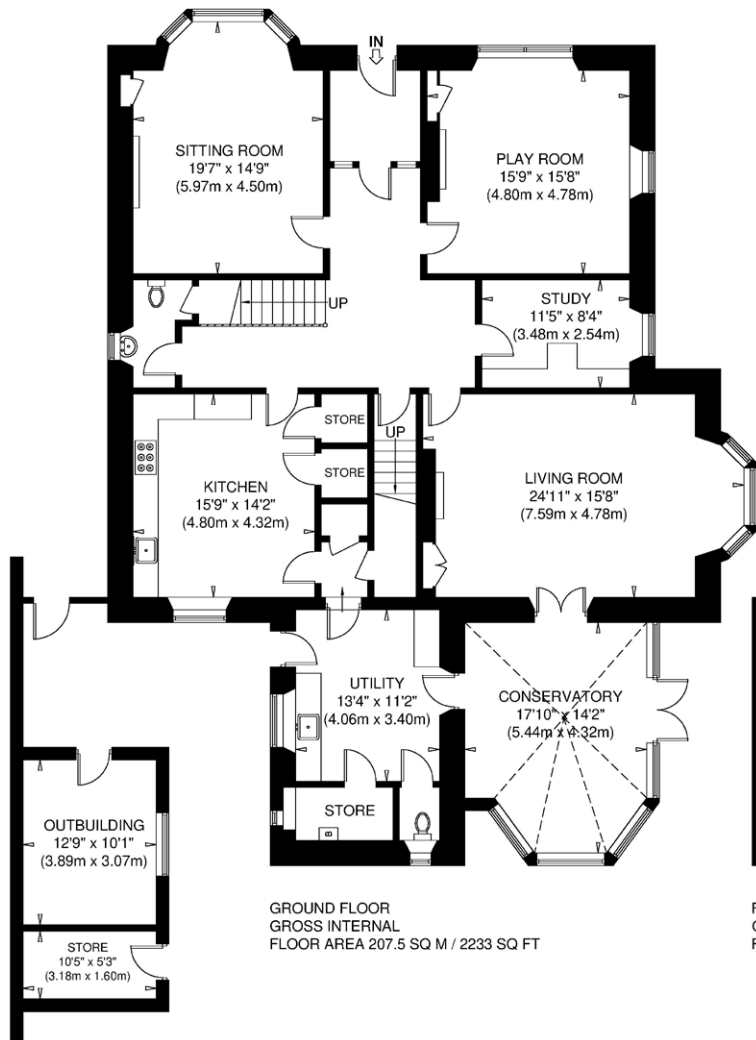
Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

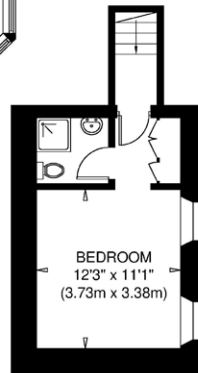




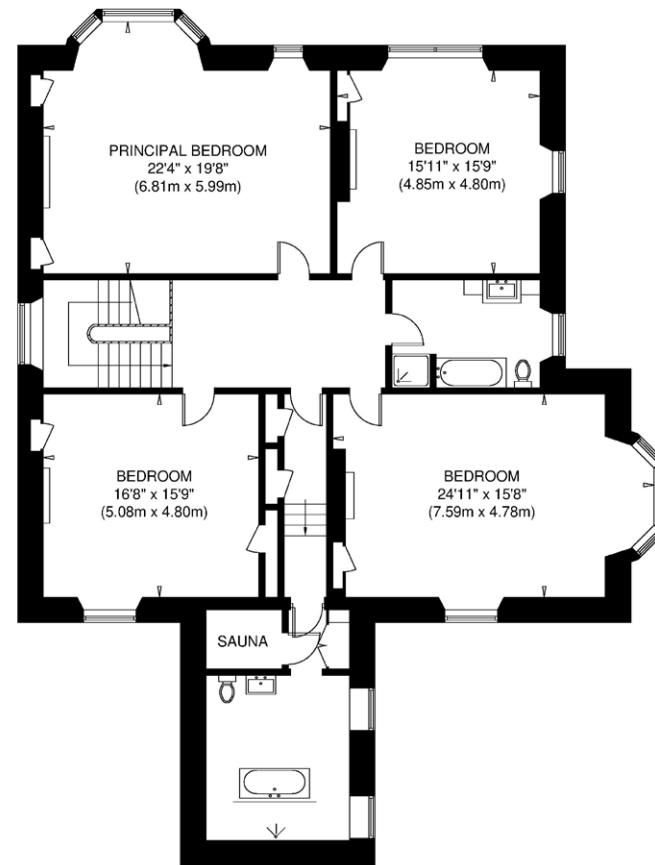




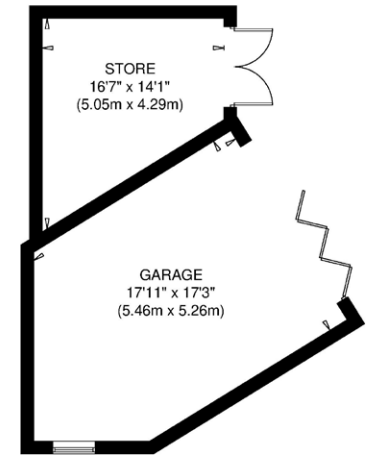
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 207.5 SQ M / 2233 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 20.9 SQ M / 225 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 182.1 SQ M / 1960 SQ FT



GARAGE / STORE
GROSS INTERNAL
FLOOR AREA 52.4 SQ M / 564 SQ FT

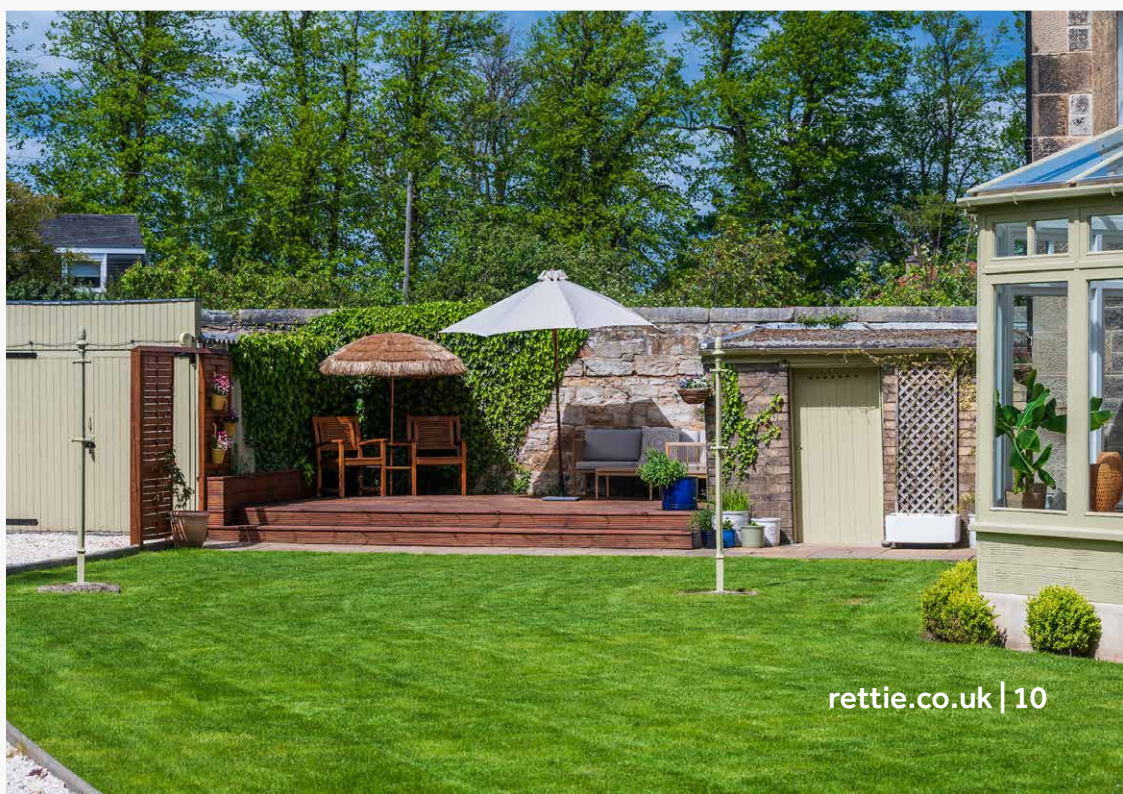
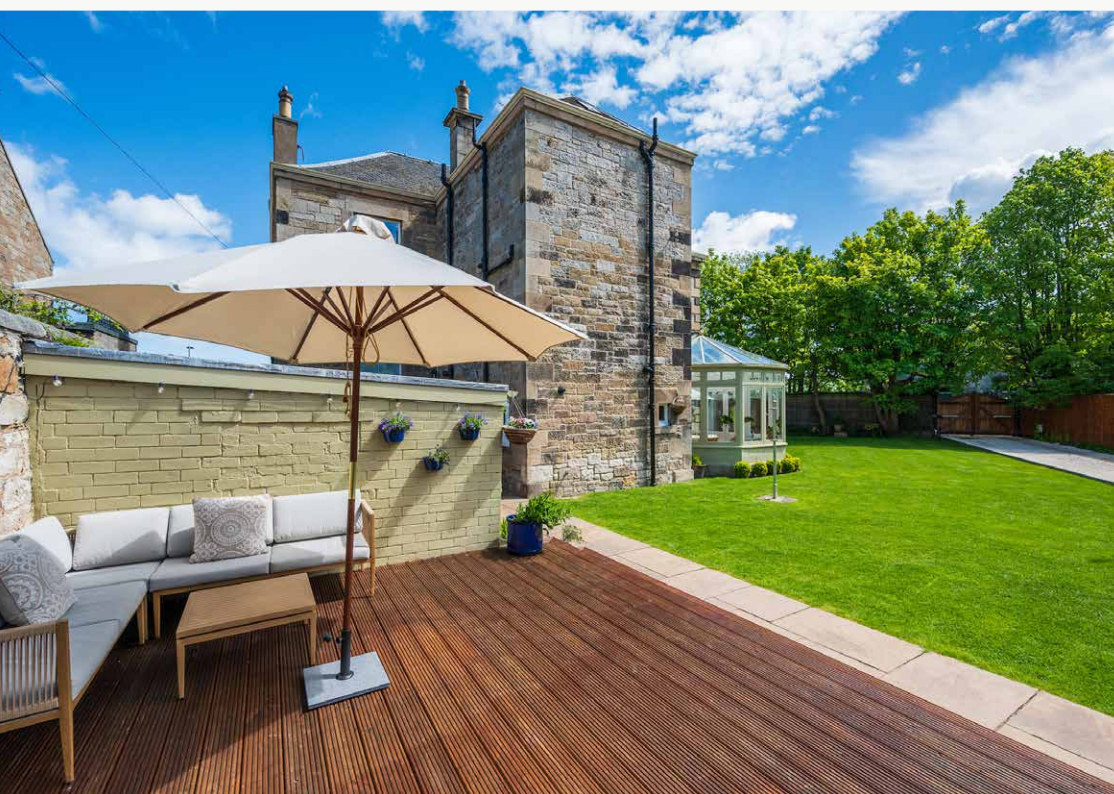
OUTBUILDING / STORE
GROSS INTERNAL
FLOOR AREA 17.8 SQ M / 191 SQ FT



DELTA HOUSE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 410.5 SQ M / 4418 SQ FT
 OUTBUILDING / STORE = 17.8 SQ M / 191 SQ FT
 GARAGE / STORE = 52.4 SQ M / 564 SQ FT
 TOTAL = 480.7 SQ M / 5173 SQ FT

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

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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

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