Whittingehame House

APARTMENT 4, EAST LINTON, EH41 4QA

RETTIE

APARTMNENT 4

Whittingehame House

A ***spectacular*** duplex apartment, offering luxurious accommodation over 4,200 sq ft. Situated within a historic house within close proximity of East Linton and commuting distance of Edinburgh.

East Linton 3 miles, Haddington 6 miles, Dunbar 8 miles, Edinburgh 25 miles, Edinburgh Airport 34 miles. (All distances are approximate).

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Summary of Accommodation:

Ground Floor: Communal Entrance Hall and Central Staircase.

First Floor: Entrance Hall, Sitting Room, Study/Bedroom 4, Kitchen-Breakfast Room, Dining Room, Principal Bedroom, Family Bathroom and access to a south-facing Roof Terrace. Utility Room with Separate Cloakroom and Stair to Wine Cellar.

Second Floor: Landing, Two Double Bedrooms, Dressing Room and a Shower Room.

Private Balcony: A private south facing balcony, with breathtaking views over the surrounding park land.

Situation:

Whittingehame House is set within the beautiful East Lothian countryside, just three miles south of the charming village of East Linton. Combining rural tranquillity with beautiful walks through nearby Papple and Whittingehame Glen, the property also benefits from excellent connectivity. It is ideally positioned for those seeking easy access to Scotland's capital. The nearby A1 provides a direct route to Edinburgh city centre and Edinburgh Airport, while the recently reopened East Linton railway station offers regular services to Edinburgh and onwards to the south. Additional rail connections are available from nearby Dunbar, located on the East Coast Main Line with direct routes to London.

The surrounding area offers an excellent balance of countryside living and modern convenience. Only 3 min's drive by car is the newly opened Papple Steading and Eve's Court restaurant/wine bar and Gallery, which is very well regarded. The conservation village of Stenton offers a local primary school, while East Linton provides a range of everyday amenities including a hotel, traditional pub, butcher, pharmacy and popular Bostock bakery. Nearby Dunbar and Haddington offer a wider selection of supermarkets, independent retailers, restaurants, cafés and professional services. The area is particularly well regarded for schooling, with local nursery, primary and secondary options alongside respected independent schools including Belhaven Hill School, Loretto School and The Compass School. Edinburgh's leading independent schools are also easily accessible, many with dedicated transport links from East Lothian.

East Lothian is renowned for its outstanding natural beauty and exceptional lifestyle offering. Miles of sandy coastline, picturesque countryside and outdoor pursuits are all within easy reach. World-class golf courses including Muirfield, Gullane Golf Club, Luffness New Golf Club, Archerfield Links, The Renaissance Club and North Berwick Golf Club are all nearby, further enhancing the area's international reputation as Scotland's Golf Coast. Outdoor enthusiasts can also enjoy the nearby John Muir Country Park, scenic walks in the Lammermuir Hills, and a wide range of activities including cycling, fishing, shooting and equestrian pursuits.

Historical Note:

Whittingehame House is one of Scotland's most important neo-classical country houses, celebrated not only for its architectural grandeur but also for its deep connections to British political history. Built in the early nineteenth century by James Balfour (1773–1845), the house was conceived as a statement of ambition, wealth and influence. Having amassed a considerable fortune through trade and business interests in India, Balfour acquired the Whittingehame Estate along with approximately 10,000 acres of surrounding East Lothian countryside. Determined to create a residence befitting his status, he commissioned the renowned architect Sir Robert Smirke to design a magnificent country seat in the classical style.

Smirke, best known for designing The British Museum, created a residence of remarkable scale and elegance. On completion, Whittingehame House was widely regarded as one of the grandest private homes in Scotland. Its imposing façade, balanced proportions and commanding setting within extensive parkland reflected the ideals of neo-classical architecture, inspired by the great houses of ancient Greece and Rome. Contemporary accounts described the property as a "splendid mansion of Grecian architecture," a reputation it continues to hold today as one of the finest examples of its kind in Scotland.

The house was further enhanced in 1827 when celebrated Scottish architect William Burn was commissioned to undertake alterations and additions, refining both the architectural detailing and the internal arrangement of the residence. At the same time, the surrounding designed landscape was carefully laid out by landscape designer William Sawrey Gilpin, whose work helped shape the estate's sweeping parkland, woodland and carefully framed views across the East Lothian countryside. The result was an estate of exceptional beauty and prestige, designed to combine architectural magnificence with the natural landscape.

Whittingehame House is perhaps most historically significant as the birthplace and lifelong home of Arthur James Balfour, one of the most influential British statesmen of the late nineteenth and early twentieth centuries. Born at the house in 1848, Balfour inherited the estate at the age of seven and maintained a close personal connection to Whittingehame throughout his life. He served as Prime Minister of the United Kingdom from 1902 to 1905 and later played a central role in international diplomacy, most notably through the historic Balfour Declaration of 1917, which had a lasting impact on Middle Eastern history and international relations.

General Description:

Whittingehame House is approached by a magnificent tree-lined driveway, creating an immediate sense of arrival and grandeur. Ample parking is provided to the front of the house, while the distinguished Category A-listed mansion has been thoughtfully divided into just seven exclusive apartments, offering an exceptional balance of privacy, heritage and refined country living, or the perfect opportunity as a lock up and leave and to enjoy the parkland without the responsibility of maintaining the grounds. Apartment 4 is accessed through the stately main entrance and an elegant staircase rising to the first floor, setting the tone for the remarkable accommodation beyond.

Rich in period character, the apartment retains an abundance of original architectural features including intricate cornicing, sash-and-case windows, impressive ceiling heights and beautiful open fireplaces. The property seamlessly blends the elegance of the building's historic origins with sophisticated contemporary design to create a home of both warmth and understated luxury.

The apartment opens into a spacious and welcoming vestibule where original detailing and craftsmanship immediately capture the atmosphere of the home. From here, doors lead to a magnificent formal sitting room and an intimate adjoining study/bedroom 4. Bathed in natural light and enjoying picturesque views across the surrounding parkland, the sitting room is a wonderfully elegant yet comfortable space, complete with two charming window seats, a striking open fireplace beneath a stone mantel and a traditional Edinburgh Press cupboard. The adjoining study/bedroom 4 offers a more relaxed retreat, with bespoke fitted bookshelves and cleverly concealed cabinetry adding both practicality and character.

At the heart of the home lies the stunning kitchen and breakfast room, beautifully designed by Murray & Murray. Created for modern family life and entertaining alike, the open-plan space combines timeless craftsmanship with high-specification appliances, including an electric four-door Aga, AEG induction hob, Siemens microwave, Samsung fridge and freezer, and a Rangemaster wine fridge. A substantial central island with a circular basin forms a natural gathering point, while an additional Belfast sink is perfectly positioned to enjoy views over the gardens below. With ample space for a large dining table, the kitchen offers an inviting setting for both everyday living and relaxed entertaining.

Beyond the kitchen, a generous landing connects the apartment's various levels and leads to a spectacular southeast-facing balcony — a truly idyllic space for outdoor dining, morning coffee or evening drinks overlooking the estate grounds. The magnificent formal dining room lies along the central hall and is undoubtedly one of the home's most impressive spaces. Exuding classic elegance, it features dual-aspect views across the parkland, a grand open fireplace beneath a marble mantel and exquisite silk-lined walls, creating a richly atmospheric setting for entertaining on both an intimate and grand scale.

The principal bedroom suite enjoys a wonderfully peaceful position and continues the apartment's sense of timeless elegance, complete with a further open fireplace and traditional Edinburgh Press cupboard. The luxurious family bathroom is beautifully appointed with a freestanding roll-top bath and separate walk-in shower, creating a serene and indulgent retreat.

Ascending the principal staircase to the second floor, there are two further generously proportioned double bedrooms, alongside a dressing room and stylish shower room. The larger bedroom features bespoke bunk beds crafted by Ogilvies of Haddington, thoughtfully designed to maximise space while maintaining the room's refined aesthetic. A dedicated dressing room with fitted storage further enhances the practicality and comfort of the upper floor accommodation.The central staircase also descends to the ground floor, where a charming wine cellar.

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.

Listed
Whittingehame House is Grade A-Listed.

Satellite Navigation
For the benefit of those with satellite navigation the property's postcode is EH41 4QA.

Fixtures and Fittings
Only items specifically mentioned in the particulars of sale are included in the sale.

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

Services
Mains Electricity, Electric boiler and heating system (underfloor and radiators), Private Water Supply and Private Drainage.

Directions
What3words - ///shiny.cello.sting
From Edinburgh, follow the A1, signed for Berwick-upon-Tweed. At Haddington, leave the dual carriageway, taking the old A1, now the A199 towards East Linton. Just after East Linton take the turning on the right, signposted for Traprain and Whittingehame. Turn right at the T-junction and follow this road for about 1½ miles, turning sharp right then sharp left. Follow the road down the hill and go straight on at the next junction. After a short distance, the sign to Whittingehame House will be seen on the right hand side.

Local Authority
East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620827 827

Council Tax
Band F.

EPC Rating
Band G.

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.

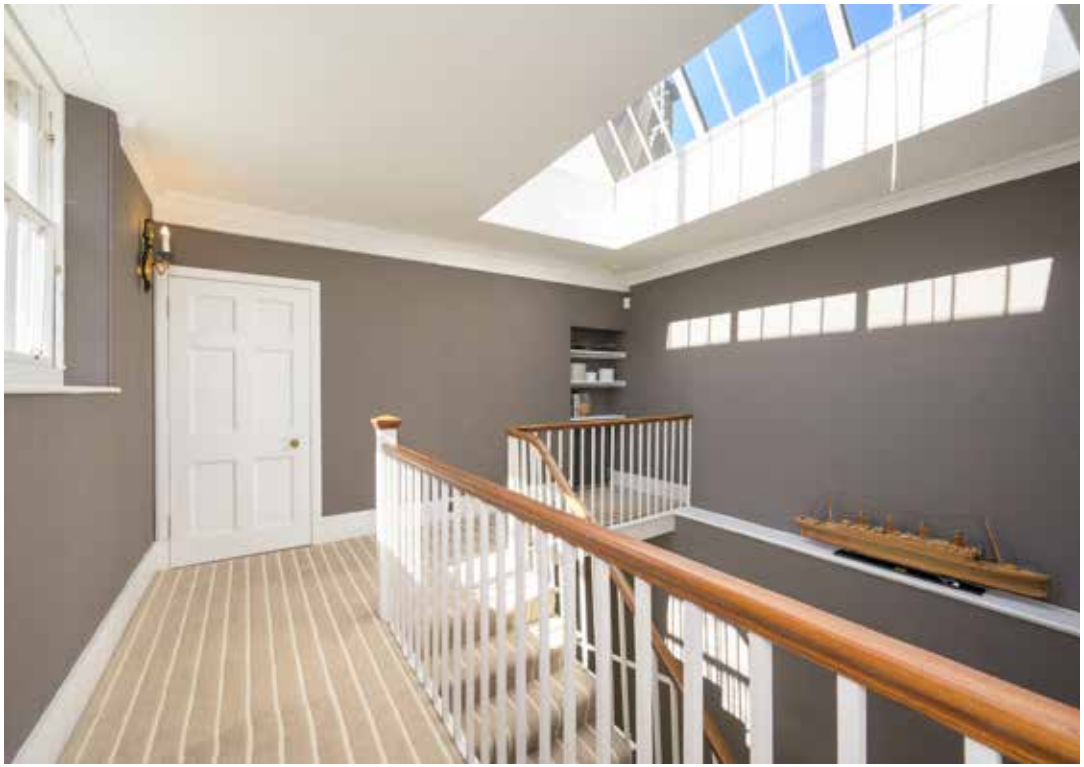
In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

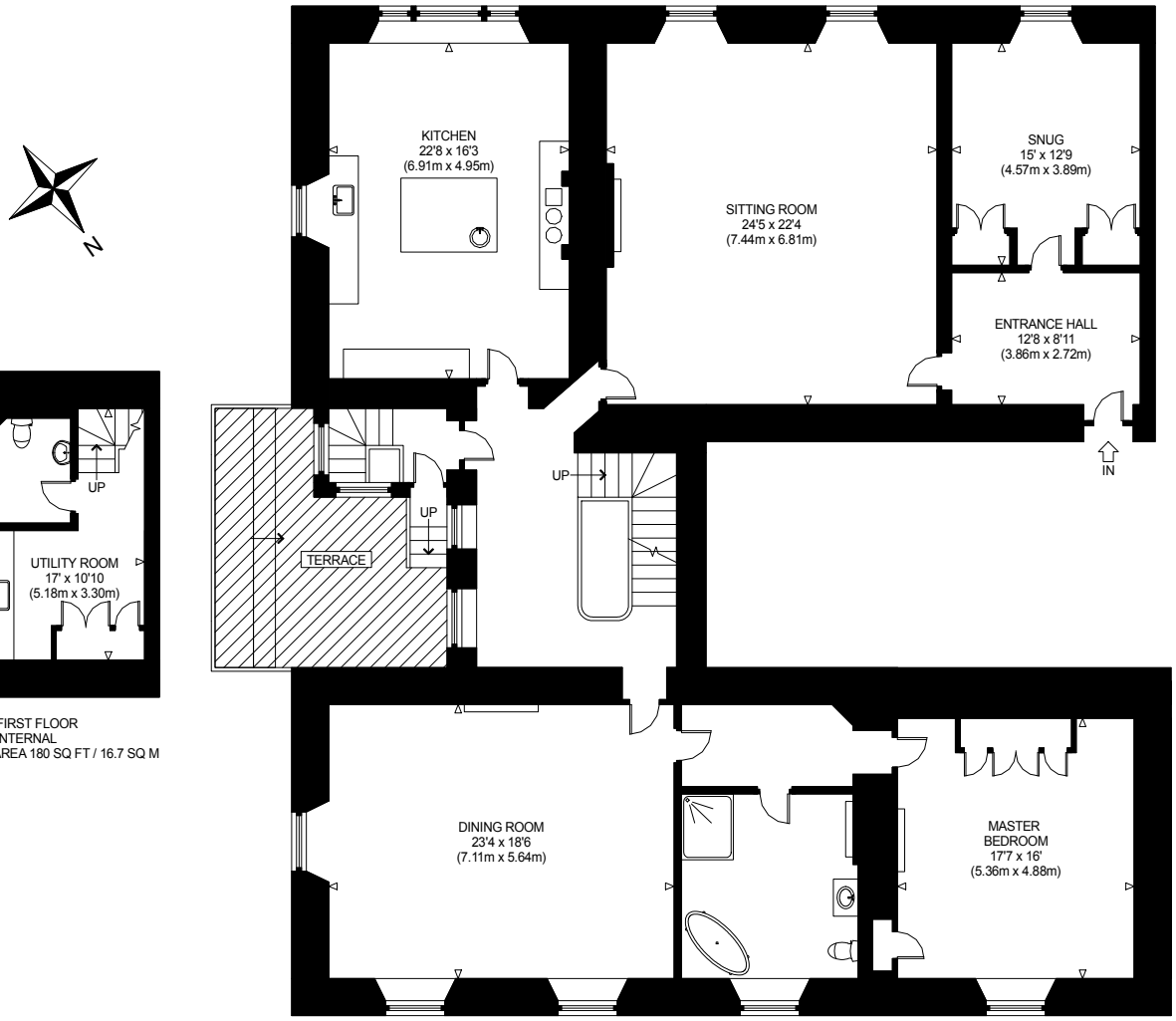
Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor 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.

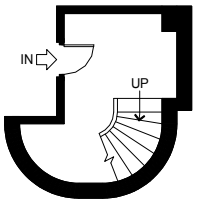
Important Notice
Rettie & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the 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.



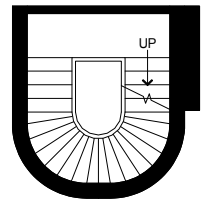


LOWER FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 180 SQ FT / 16.7 SQ M

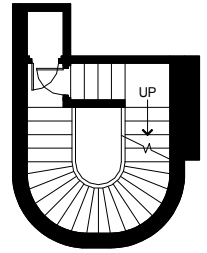
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 2690 SQ FT / 249.9 SQ M



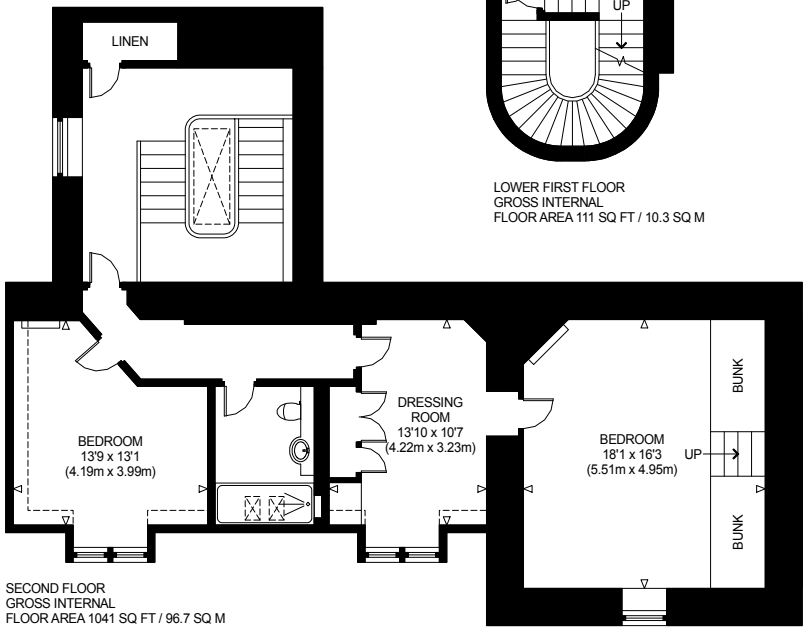
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 85 SQ FT / 7.9 SQ M



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 103 SQ FT / 9.6 SQ M



LOWER FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 111 SQ FT / 10.3 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 1041 SQ FT / 96.7 SQ M

WHITTINGEHAME HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4210 SQ FT / 391.1 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
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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