



FLAT 6, WHITTINGEHAME HOUSE

Whittingehame Estate, East Linton, East Lothian EH41 4QA



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A beautiful three-bedroom apartment within the spectacular Whittingehame House, offering a tranquil setting with wonderful views over the surrounding countryside and within commuting distance to Edinburgh

East Linton 3 miles, Haddington 6 miles, Dunbar 8 miles, North Berwick 9 miles, Edinburgh City Centre 25 miles (all distances are approximate)

Summary of Accommodation:

Ground Floor:

Communal Entrance Vestibule, Communal Entrance Hall and Communal Staircase

Second Floor:

Entrance Hall, Drawing Room, Dining Hall, Dining Kitchen, Utility Room, Study, 3 Double Bedrooms all with Ensuite Bath/Shower Rooms and a Guest WC.

Third Floor:

Attic Store, Access to Roof



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Whittingehame House – A History

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.

Commissioned in 1817 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 (1780 – 1867) to design a magnificent country seat in the classical style.

It is perhaps most famously known as the ancestral home of British Prime Minister Arthur Balfour – grandson to James Balfour – who succeeded to the estate in 1856. During his tenure as Prime Minister between 1902 – 1905, the house hosted some prominent figures, not least including Winston Churchill, David Lloyd George, King Edward VII and Arthur Conan Doyle.

The outbreak of World War II in 1939 then saw the house converted into Whittingehame Farm School where it was used to shelter around 160 Jewish refugee children who had fled Nazi-Europe. After the war, the house then served as an independent boy's boarding school known as Holt School, and after its closure in 1980, the house was then converted into seven luxury residential apartments that we see today.



Situation

The historic Whittingehame House is set within the beautiful East Lothian countryside, just three miles south of the charming village of East Linton. Combining rural tranquility with accessibility, there are beautiful walks through nearby Papple and Whittingehame Glen, whilst also being ideally positioned for those seeking easy access to Scotland's capital. The nearby A1 provides a direct route to Edinburgh city centre alongside Edinburgh Airport, whilst the recently reopened East Linton train station offers regular services to Edinburgh and the south. Additional rail connections are also available from 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 minutes' drive by car is the newly opened Papple Steading and Eve's Court Restaurant/Wine Bar and Gallery, which is very well regarded. East Linton provides a range of everyday amenities including a hotel, traditional pub, butcher, pharmacy and popular Bostock bakery, and 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 school options alongside respected independent schools to include Belhaven Hill in Dunbar, Loretto in Musselburgh and The Compass School in Haddington. Edinburgh's leading independent schools are also easily accessible, many with dedicated transport links from East Lothian.

The surrounding countryside is a haven for wildlife as well as offering unparalleled outdoor access with many opportunities for sports and leisure. There are numerous expansive sandy beaches along the coast offering good water sports facilities, and the Roman hill fort, Traprain Law, is within walking or biking distance. The area is famous for its links golf courses with Muirfield, Gullane, Dunbar, Archerfield, Renaissance and North Berwick Golf Clubs all within easy reach. John Muir Country Park is only a short distance away and the Lammermuir Hills to the south provide lovely hiking, fishing and shooting opportunities. Horse enthusiasts are also well served by various local livery stables offering fantastic hacking and lessons.

Description

Flat 6 is a superb 3-bedroom apartment on the 2nd floor of the category A-Listed Whittingehame House, offering bright, spacious interiors with lovely views to the south and west over the surrounding grounds and countryside. Although the apartment makes a fabulous primary residence, offering the grandeur of a stately home without the expense of acquiring one, it would also make an ideal secondary home - perfectly positioned close to main line train stations with low maintenance 'lock-up-and-leave' facilities.

A tarmac drive leads from the road to a large communal parking area in front of the house which allows unrestricted parking for all residents. The grand pillared entrance enters from the drive into a large entrance vestibule with steps leading up into the communal entrance hall with a door on the right that leads up a communal staircase to Flat 6.





Flat 6's front door opens into a spacious hallway which provides access to all the principal rooms across one level. The south facing drawing room benefits from twin astragal glazed windows overlooking the front lawns below, with lovely period features to include an ornate ceiling rose and foliate corning, whilst a woodburning stove to one corner provides a cosy spot to sit and relax. The dining hall provides ample space for a formal 10-seater dining table, which in turn, leads through to the bright, modern dining kitchen beyond that benefits from four dual aspect windows with wonderful views towards Traprain Hill and North Berwick Law. There are a range of sleek wall and floor mounted units that encompass various Neff integrated appliances; including an induction hob, electric oven, dishwasher and fridge freezer. In addition, there are dual sinks and a separate utility room that houses the washing machine.

There are three, good sized double bedrooms, two with ensuite shower rooms and all with integrated storage. The front double bedroom is currently used as the principal bedroom and offers lovely south-facing views over the front lawns. A family bathroom incorporates a bath, wash basin and WC, with an additional cloakroom adjacent. A large study completes the accommodation on the 2nd floor and offers ample space for home working.

Stairs then ascend to an attic room which is currently used for storage but also benefits from access to the roof which is currently utilised as an outdoor terrace.

Parking

A recently resurfaced driveway offers unrestricted parking to all residents.





GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

All integrated appliances, curtains, blinds and light fittings are included in the sale.

Services

Electric heating with mains electricity, private water and private drainage.

Listed Building Status:

Category A Listed

Whittingehame House

Grounds: The surrounding gardens and grounds are privately owned by the resident in Flat 1 who is solely responsible for its upkeep. The tarmac drive and parking area are communally shared between all residents.

Communal Maintenance:

The cost of common repairs and maintenance to the communal areas such as the roof and communal entrance/stairs are apportioned according to the size of the apartment. The hardstanding repairs and maintenance costs are shared between the owners of the Whittingehame House, the West Wing and The Temple. The drive costs are shared by the owners of all the properties who utilise the driveway. There is no factor or common repair fund; residents pay towards maintenance only when required.

Viewing

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

Satellite Navigation

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

EPC – Band F

Local Authority

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

Council Tax – Band E

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 & Co 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.

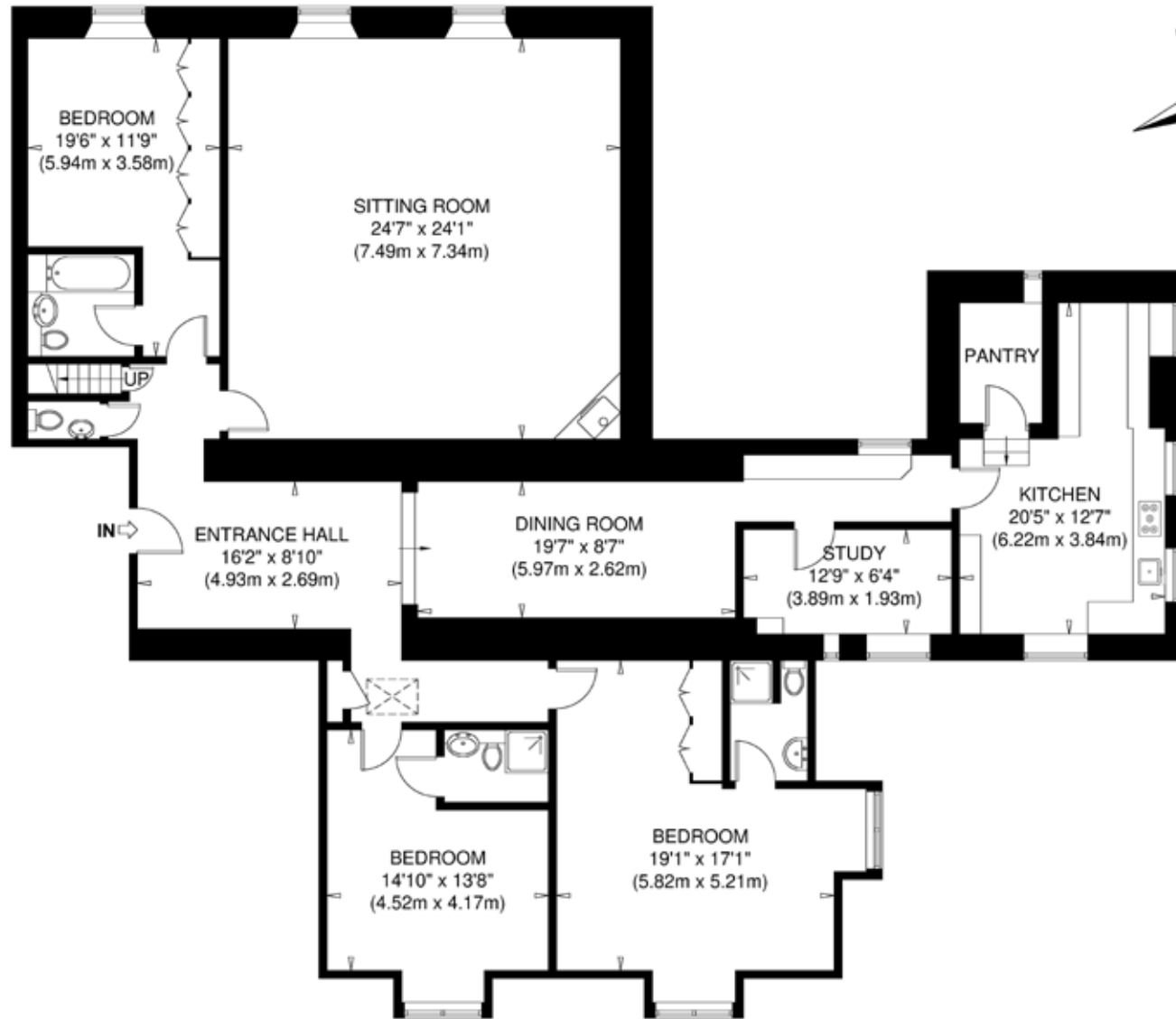
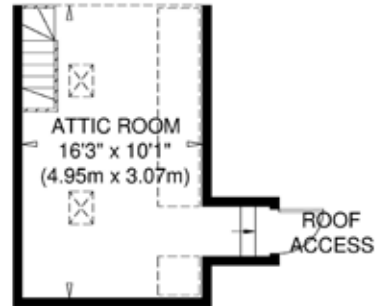
Important Notice:

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

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⊠ = Reduced headroom below 1.5m / 5'0"



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 220.4 SQ M / 2372 SQ FT

WHITTINGEHAME HOUSE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 220.4 SQ M / 2372 SQ FT

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

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Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

RETTIE

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