

ST MICHAELS

INVERESK • EAST LoTHIAN



 Knight
Frank



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An exceptional example of Edwardian architecture providing comfortable family accommodation and occupying a rare location bridging urban lifestyle and rural space.

Vestibule • Entrance hall • Cloakroom • Superb galleried reception hall
Drawing room • Dining room • Sitting room • Billiard room • Conservatory
Gym • Large breakfasting kitchen • Utility room • WC • Stores • Wine cellar

Galleried landing • Master bedroom with dressing room
7 further bedrooms (3 en suite) • Library/ study • Bathroom
Shower room • WC • Laundry

Beautifully maintained terraced gardens • Walled garden
Tennis court with pavilion • Grass paddocks

Range of traditional buildings and stables • Large double garage with loft
Planning permission for a house within the grounds and potential for two others

In all about 2.1 hectares (5.2 acres)

Edinburgh 6 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



Situation

St Michaels occupies a private location in Inveresk Village which lies about 6 miles east of Edinburgh City Centre.

Inveresk is a beautiful conservation village which became very popular with Edinburgh merchants who built imposing mansion houses, most of which remain in single family ownership and contribute to the unspoilt and peaceful ambience of the village. The village is famed for its private gardens and there is a National Trust garden and also a cricket pitch and pavilion. Within easy walking distance, Musselburgh provides an excellent range of everyday shopping and professional services, as well as a swimming pool/ leisure centre, the Brunton Theatre, a racecourse, Loretto School and St Margaret's University. A new primary health centre provides excellent medical services and Musselburgh Grammar school state education. In addition, the out of town shopping complex at nearby Fort Kinnard is the most extensive in Edinburgh, offering a large range of retail shopping, cinema, restaurants and luxury car showrooms. The beaches and golf courses of East Lothian are all easily accessible. Inveresk enjoys fast and easy road access to Edinburgh city centre and quick commuter rail services from Musselburgh, Wallyford and Newcraighall stations.

Description

St Michaels was built in 1901 to a design by the architect Campbell Douglas of Glasgow. The house was commissioned by Robert Menzies, the owner of Inveresk Paper Company. The site was carefully chosen by Robert Menzies; its prominent position affording uninterrupted southerly views over the River Esk, Musselburgh Golf Course and, in the distance, the Lammermuir Hills.

St Michaels is an exceptional example of Edwardian architecture which used quality materials and craftsmen to create one of the finest houses in the suburbs of Edinburgh. Unusually for Scotland, St Michaels is built of brick with red sandstone dressing and half-timbered gable ends.





The house has been designed to impress and the attention to detail in the design and construction is immediately apparent.

The front door opens into the entrance hall with wonderful oak panelling, parquet flooring, brass door furniture and a wealth of period detail, which is repeated in the majority of the rooms throughout St Michaels. Internally, the house is extremely well designed with a layout that provides balanced modern living and a very comfortable family home.





The principal rooms are approached by the superb galleried reception hall, which rises to a spectacular oak panelled roof featuring large timber trusses.

The reception hall has an impressive carved stone fireplace, decorative oak panelling and doors to the drawing room, dining room, sitting room and billiard room. The reception rooms are beautifully appointed, a testament to the quality of construction in Edwardian times, and feature panelled ceilings, open fireplaces and sash and case windows. The billiard room and drawing room both have doors to a large timber and glass conservatory. At the east end of the house the modern kitchen with an Aga and breakfasting area is a bright dual aspect room and leads to the utility room and side door.

The first floor is reached by an impressive oak staircase which rises to the galleried landing which provides access to a beautiful south facing library/study and the principal bedrooms. Three of the bedrooms have en suite facilities with a further large modern bathroom, shower room, and separate WC.

Gardens & Grounds

The main areas of garden lie to the south and west of the house and comprise terraced lawns, mature hedges, herbaceous borders, rose beds, an orchard and a small wood. A central feature of the garden is the wide stone steps flanked by herbaceous borders and yew hedges which lead down from a paved sitting area to another large sheltered paved terrace. To the south-west is a hard tennis court with an octagonal pavilion.

Beyond the tennis court is a walled garden which the current owners use as a paddock. The paddocks and stables are ideal for equestrian use. Plans have been drawn up for the erection of two houses in the walled garden but no planning application has been submitted.

To the west of the property is a paddock and then the former vegetable garden. There is detailed planning permission (ref 10/00102/AMV) to build a substantial house on this paddock with an independent access drive.





Council Tax

The property is in Council Tax Band H.

Listed Buildings

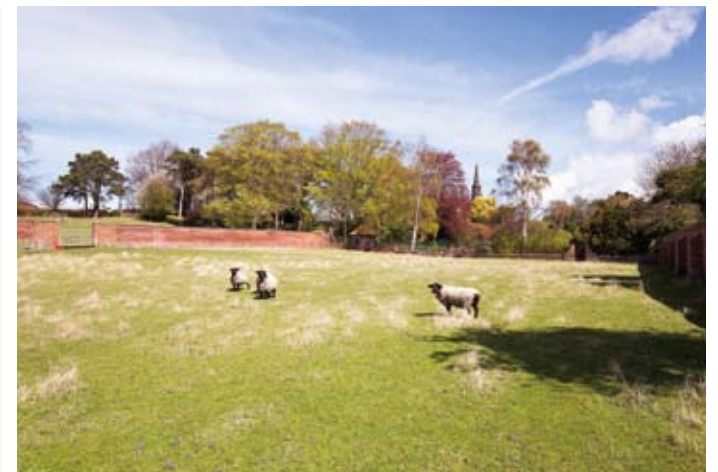
St Michaels and gate piers are listed, Category B

Services

The house is served by mains electricity, water, drainage and gas. There is a gas fired central heating system. There are two solar panel installations on the garage and utility area roofs which contribute to the electricity useage.

Viewing

Strictly by appointment through Knight Frank on 0131 222 9600.



Closing Date

A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale

1. Title

The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit

On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.

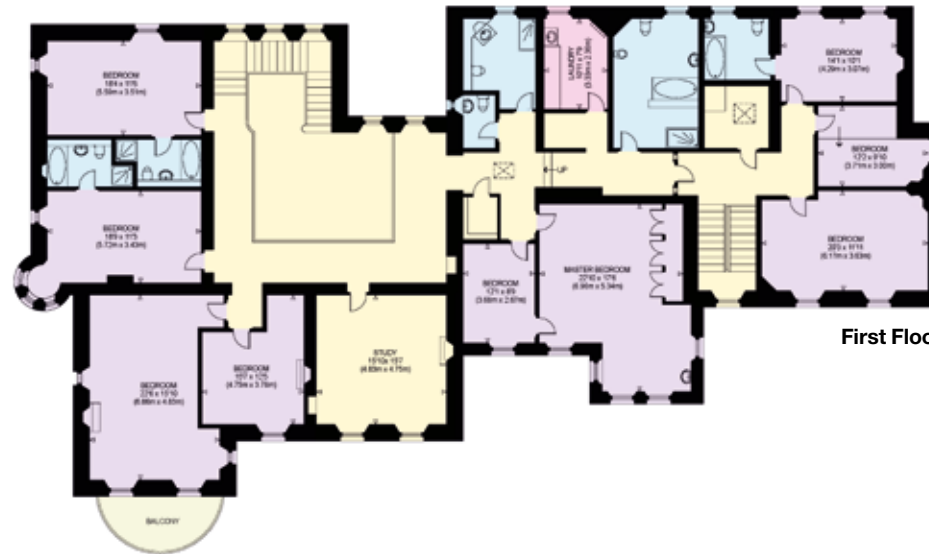


Approximate Gross Internal Floor Area
911 sq.m/9806 sq.ft.

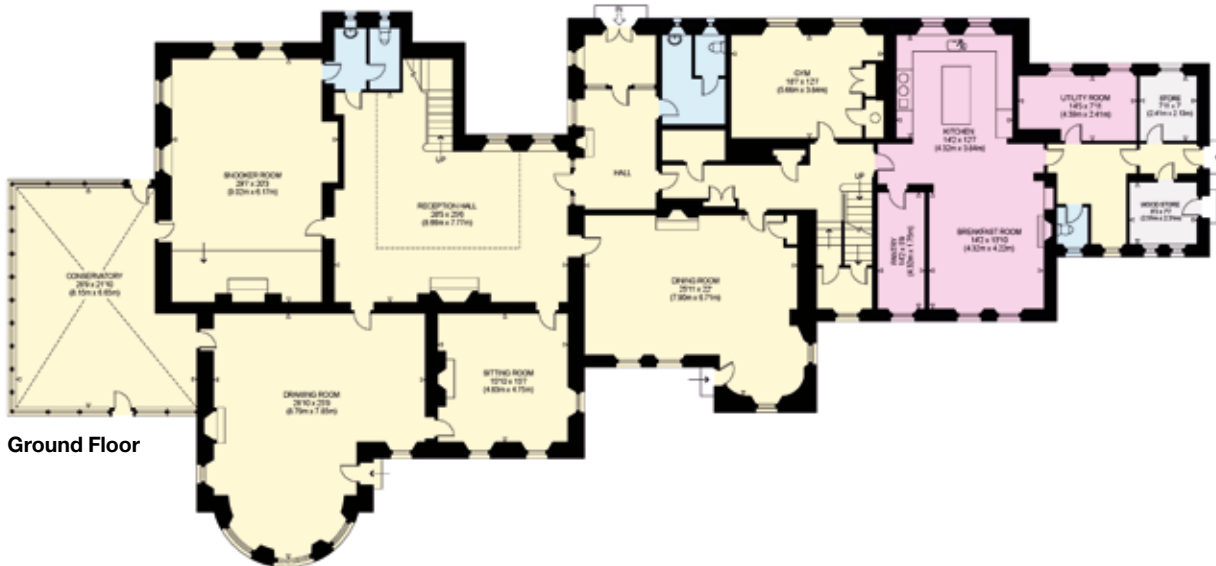
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Basement



First Floor



Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	37	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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