



RETTIE



2 TYNINGHAME MAINS | TYNINGHAME | EAST LOTHIAN

2 Tynninghame Mains

Tynninghame, East Lothian

A delightful steading conversion, renovated to an exemplary specification by the present owners to provide light, stylish, free flowing accommodation that interlinks with stunning landscaped gardens.

Quietly tucked away, set around a courtyard in a beautiful rural setting that is close to the beach yet commuting distance to Edinburgh with excellent local amenities.

Garage and Additional Off Road Parking

Accommodation comprises:

Ground Floor: Reception Hall, Drawing Room, Living Room, Kitchen/Dining Room, Bedroom 5, Study, Utility Room, Cloakroom/WC.

First Floor: Master Bedroom with Shower Room and Dressing Room, Three Further Double Bedrooms and Two Bathrooms.

Approximate distances:

East Linton: 2 miles, Haddington: 8 miles, Edinburgh: 26 miles, Edinburgh International Airport: 35 miles



Situation:

The hamlet of Tynninghame is situated in the heart of the East Lothian countryside, just 26 miles to the east of Edinburgh. There is easy access to the capital either via the A1 or by train from the mainline station at Dunbar, just 5 miles away. Edinburgh's International Airport can be reached in approximately 45 minutes via the Edinburgh Bypass. The nearby village of East Linton has excellent local shopping including a Co-operative Store, an award winning butcher, a deli, post office, 2 pubs/hotels, a library, church, bank and newsagent. More extensive facilities can be found in the coastal town of North Berwick and the market town of Haddington each of which has a Tesco supermarket and independent high street shopping. Haddington also hosts a popular monthly farmers' market.

Primary schooling is available in East Linton and there are secondary schools in Haddington and Dunbar. The well-known Belhaven Hill Preparatory School is situated on the outskirts of Dunbar and there is transport provided for the many local schoolchildren who travel daily to private schools in Edinburgh. The property is well located to take advantage of East Lothian's diverse leisure facilities including the numerous sandy beaches, first class golf courses including the championship course at Muirfield and the famous grouse moors of the Lammermuir Hills. Whitekirk Golf and Country Club, Binning Wood and Ravensheugh Beach are all close by.

Description:

No. 2 Tynninghame Mains is one of only four houses set around a courtyard with a central flower bed; converted from the former stables belonging to the factor of Tynninghame House. A half glazed door flanked by glazed slips opens into a spacious reception hall, with a cloakroom/WC located off it. There is also a secondary entrance hall in the south wing. The drawing room is ideal for entertaining, extending to 25 feet and benefiting from an open fire within an impressive stone surround and double doors to the kitchen and garden; an additional entertaining space to spill out onto during the summer months. The bespoke country style kitchen is fitted with travertine flooring, solid timber worktops and a good range of handcrafted units including display cupboards, a moveable island/breakfast bar and a larder with shelving and spice racks. Space remains for a freestanding table and chairs in front of a large window with window seat overlooking the courtyard. Appliances include a Rayburn, double oven, halogen hob and integrated larder fridge. There is space and plumbing for a dishwasher.

The adjacent utility room is similarly well finished, fitted with a Belfast sink, solid timber worktops and built in cupboards with cedar shelves, there is also plumbing for a washing machine, space for a tumble dryer and under-counter freezer and direct access to the garden. The charming living room benefits from direct access to the west facing garden and features traditional tongue and groove panelling, a wood burning stove, bespoke shelving either side of the chimney piece. Also benefiting from direct access to the garden are a double bedroom and a study.

The first floor accommodation has been considerably designed to optimise the use of space, light and bathrooms. The master bedroom features a stylish

en-suite shower room that links via a dressing room with bedroom 2. Adjoining the second bedroom is a bathroom and across the hall is a further double bedroom. The guest bedroom is located in the east wing of the house and has the use of another contemporary bathroom. The property benefits from excellent storage facilities including built in cupboards in the upstairs bedrooms and a garage with storage in attic above.

Gardens

The gardens are a real feature of the property and have been professionally designed, with complementary hard and soft landscaping. Both of the gardens are sheltered and enclosed which makes them ideal for children and/or pets. The drawing room, bedroom and study lead out onto a delightful Japanese garden the focal point of which is a large tiered flower bed with a water feature below. Brazilian slate steps down to a sunken terrace, surrounded by plants and shrubs and a pebbled pathway set with stepping stones. The garden is very sheltered being enclosed by a high beech hedge, high stone wall and fencing.

Outside the living room and utility room is a second area of garden; a charming walled garden which is a sun trap with a central water feature and pebbled pathway, surrounded by a colourful and established variety of plants and shrubs, with a kitchen garden conveniently located beside the utility room door. The northern boundary wall is strewn with highly scented clematis as is the high stone wall on the western boundary. Two contemporary timber sheds and a lean-to log store are included within the sale.

Directions:

From East Linton, take the A199 heading east for 1.5 miles and come off at the Kirklandhill exit signposted to Tynninghame. Continue for approximately 1 mile, cross the bridge and take the second turning on the right onto a tarmacadam drive. Turn left into Tynninghame Mains. The property can be seen straight ahead and occupies the left hand corner of the steading.

GENERAL REMARKS

EPC: D

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale price. The plate rack in the kitchen, the units in the study and the statues and furniture in the garden are excluded. All carpets are included. Certain curtains may be made available by way of separate negotiation.

Services:

Mains electricity and drainage. Underfloor heating to shower room and one bathroom. Oil fired central heating.

Council Tax:

Band G

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 gas 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:

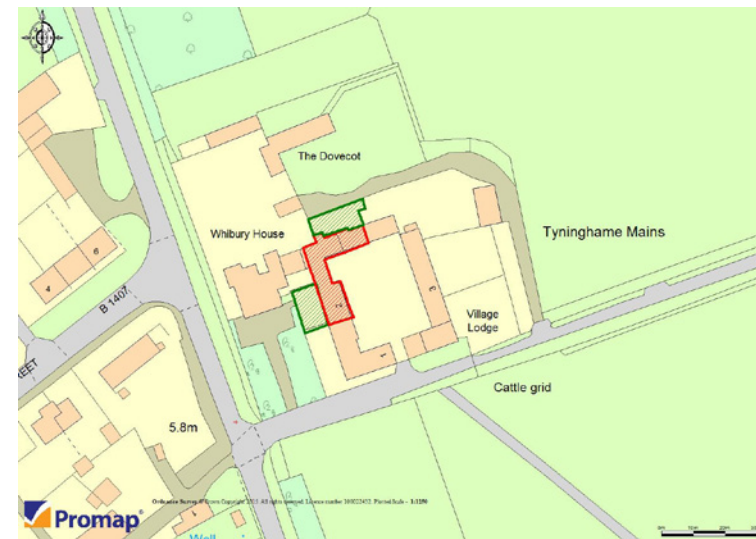
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1210 SQ FT / 112.4 SQ M

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2104 SQ FT / 195.5 SQ M



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