



RETTIE



EASTER SOCIETY HOUSE | SOUTH QUEENSFERRY | WEST LOTHIAN



Easter Society House

SOUTH QUEENSFERRY, WEST LoTHIAN

A rare opportunity to purchase a unique and charismatic house, peacefully located within an enchanting garden on the banks of the Firth of Forth.

Bright, spacious accommodation with spectacular sea views and free-flowing, interconnecting reception space that interlinks with a secluded south facing garden.

Extending to 7,228 sq. ft., including a self-contained 1-bed first floor flat and adjoining 3-bed cottage with income generating potential.

Detached stone built outbuildings comprising garaging, stabling and stores also suggesting conversion to an additional dwelling house (subject to obtaining the necessary planning consents).

Additional off road parking.

1.6 acres (0.7 ha) in all.

Accommodation comprises:

Ground Floor: Entrance Vestibule, Reception Hall, Drawing Room, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Utility Room, Boot Room with WC, Cloakroom with Separate WC, Externally Accessed Conservatory.

First Floor: Landing, Master Bedroom with En-suite Bathroom and Dressing Room, Three Further Double Bedrooms, Former Day & Night Nursery, Laundry, Bathroom, Separate WC.

First Floor Flat:

Hall, Sitting Room, Kitchen, Bedroom, Bathroom, Utility Cupboard.

Easter Society Cottage:

Ground Floor: Hall, Sitting Room, Dining Room, Kitchen, Study/Bedroom, Separate WC.

First Floor: Landing, Two Interconnecting Bedrooms, Additional Bedroom, Bathroom.



Situation

Easter Society House lies within the Hopetoun Estate, protected by the outstanding parkland surrounding one of Scotland's great historic houses. Accessed by private estate roads, the property enjoys an utterly tranquil setting well away from any public highways. Its aspect gives stunning open views across the Firth of Forth to the front and a sheltered south facing garden to the rear.

It is a short drive to South Queensferry, which provides a good range of everyday shopping, some popular waterside inns and a commuter train station at Dalmeny which offers a fast rail service to Edinburgh city centre. Equally the A90, some two miles or so away, provides trunk road access into the centre of Edinburgh, which lies only 11 miles or so from the house and fulfils all the cultural, educational, shopping and professional expectations of Scotland's Capital. Edinburgh International Airport and the motorway network of Central Scotland are also within easy reach.

Directions

From Edinburgh city centre, follow the A90 west, exiting on the slip road just prior to The Forth Road Bridge, signposted South

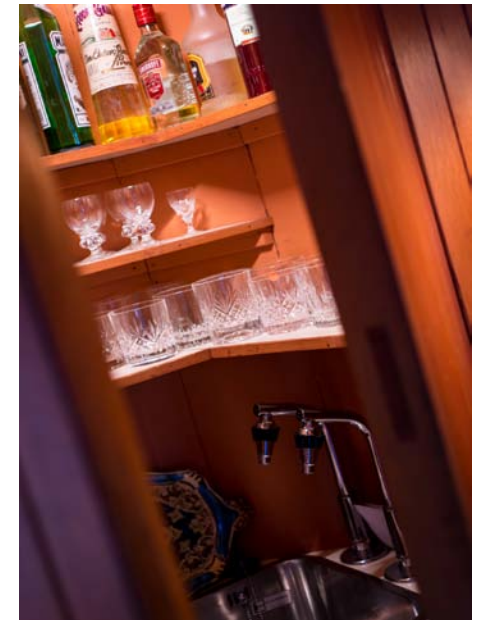
Queensferry A90. Turn left at the roundabout, following the signs for Hopetoun House. Continue to follow the signs for Hopetoun House down to Bo'ness Road and turn left into Hopetoun Road. Continue on this road which becomes Society Road and heads west along the banks of the Forth. At the fork in the road just prior to the gates to Hopetoun House, keep right and Easter Society House is on the left after 300 metres.

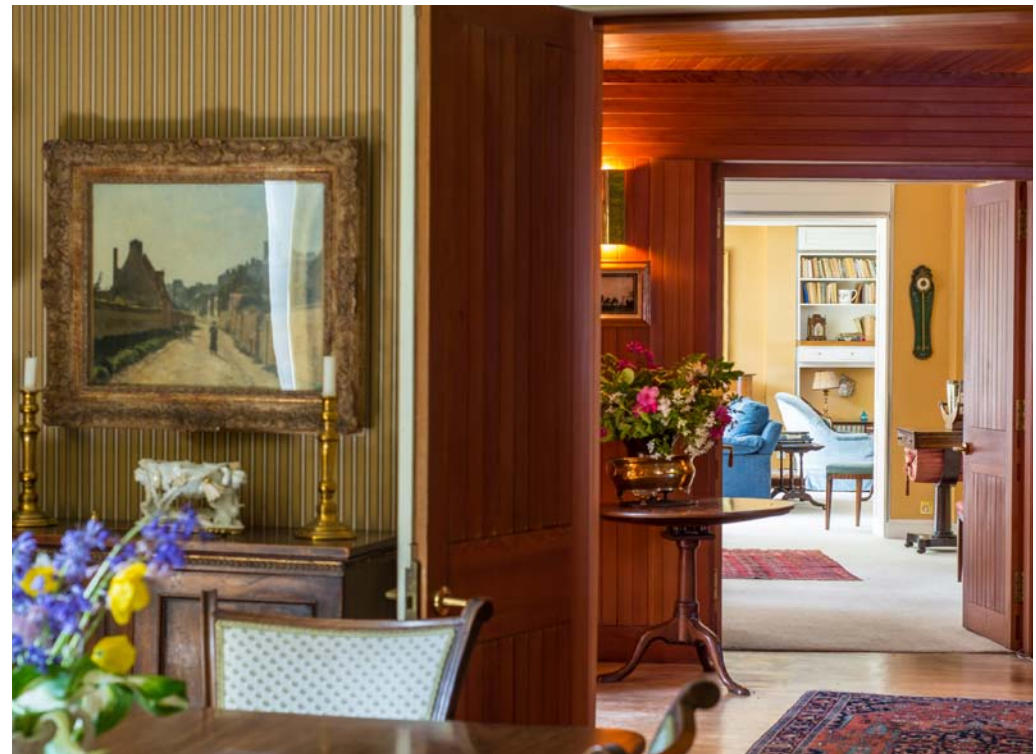
Description

Easter Society was created by reconfiguring five traditional terraced estate cottages into a single dwelling with a separate flat and cottage. The visionary that designed and oversaw the conversion was Graham Law, one of the founding partners of Law and Dunbar-Nasmith (now LDN), architect of Eden Court Theatre, Inverness and Pitlochry Festival Theatre and considered one of the most distinguished architects of his generation. Graham was converting the property for his family and succeeded in creating a home that is perfect for entertaining and family life, optimising the use of space, light and views. Entry is into a central reception hall, a spacious room in itself with red cedar panelling, corner fireplace, built in drinks bar and direct access to the garden; an additional entertaining space to spill out onto during the summer months. A cloakroom with a traditional WC are located off the hall and double doors open to the dining room which benefits from a

sideboard recess, decorative fireplace and direct access to the garden. A further set of double doors open off the hall to a sitting room that gives access to a study and links seamlessly with the drawing room. The drawing room extends to the full width of the house and features an open fireplace and bespoke built in storage; all flooded with natural light with sea views to the front and full height sliding glass doors the rear. The more informal east wing comprises kitchen/breakfast room, utility room and a boot room with WC. The kitchen benefits from sea views and direct access to the south facing terrace, from which the conservatory is accessed.

A wide stone staircase ascends from the reception hall to the galleried landing on the first floor, lit by two windows that frame stunning views across the Firth of Forth. The master bedroom is a bright and spacious room with an en-suite bathroom, dressing room and a delightful view southwards, over the rear garden. The second double bedroom shares a similar outlook, via a tripartite south facing window with a seat below. Two further double bedrooms also overlook the garden; both benefit from wash hand basins and one has a built in wardrobe. Also on this floor and benefitting from stunning sea views are two interconnecting rooms (formerly utilised as day and night nurseries), a conveniently located laundry and a family bathroom with a separate WC.





First Floor Flat

The flat can be accessed via the boot room, or could be self-contained with separate main door access, thereby offering income potential. The accommodation comprises sitting room with open fire and delightful sea views, kitchen with similar outlook, double bedroom, bathroom and utility cupboard with plumbing for a washing machine.

Cottage

The two-storey annexed cottage has in the past been let on a short assured tenancy, It has also been used as an office, or to house guests. The ground floor accommodation comprises sitting room with decorative fireplace, dining room with direct access to the garden, kitchen, study/bedroom and separate WC. On the first floor there three rooms, two of which overlook the garden and one interconnecting room that benefits from sea views and a walk-in wardrobe. A bathroom completes the accommodation.

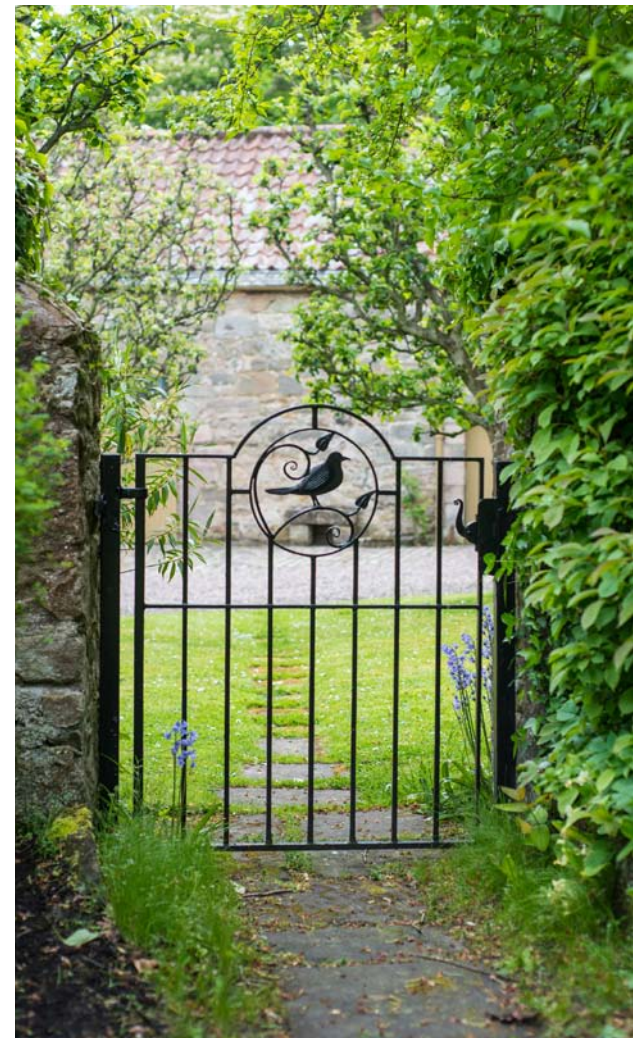
Outbuildings

To the east of the house is a charming stone built coach house under a traditional pantile roof. A sliding timber door opens to a double height garage and the adjacent stables are accessed via a split stable door. The workshop/potting shed benefits from a south facing leaded window, strewn with clematis. Double doors open to an additional garage and the remainder of the building is utilised as a machinery store, tool store and a coal store, which houses the oil tank. The building could be converted for a number of different uses (subject to obtaining the necessary planning consents).

Gardens and Ground

The gardens of Easter Society House are a special feature of the property and provide an appropriate setting for the house, being principally south facing and well sheltered, bordered by mature trees with established woodland to the south and east. Steps lead up from the south facing terrace to a sweeping lawn bordered by a variety of specimen trees and shrubs. The woodland at the foot of the garden provides a magical setting with a ruined former dovecot and the sound of running water from a picturesque stream and waterfall. They are a haven for wildlife, with a blanket of ferns and bluebells under mature specimen trees. To the east is an enclosed vegetable/fruit garden and a small paddock. To the west, the cottage garden is separated by circular box hedging. In front of the house an area of grass and trees leads to the sea wall, and a small inlet with stone steps giving access to the beach, with open views across the Firth of Forth towards Fife and the bridges crossing The Forth in the east.





General Remarks

Fixtures and Fittings:

Only items specifically mentioned in the particulars of sale are included in the sale price. All carpets and curtains are included. The Dining Room light fitting, garden statuary and two garden gates are excluded. The timber garage and its contents are included and the garden machinery may be made available by way of separate negotiation.

Viewing arrangements:

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

Right of Pre-emption:

The Hopetoun Estate hold a right of pre-emption over Easter Society House.

Services:

Mains water and electricity and septic tank. Oil fired central heating. Telephone connected subject to regulations. Flat: Electric heating. Cottage: Electric heating

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.

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:

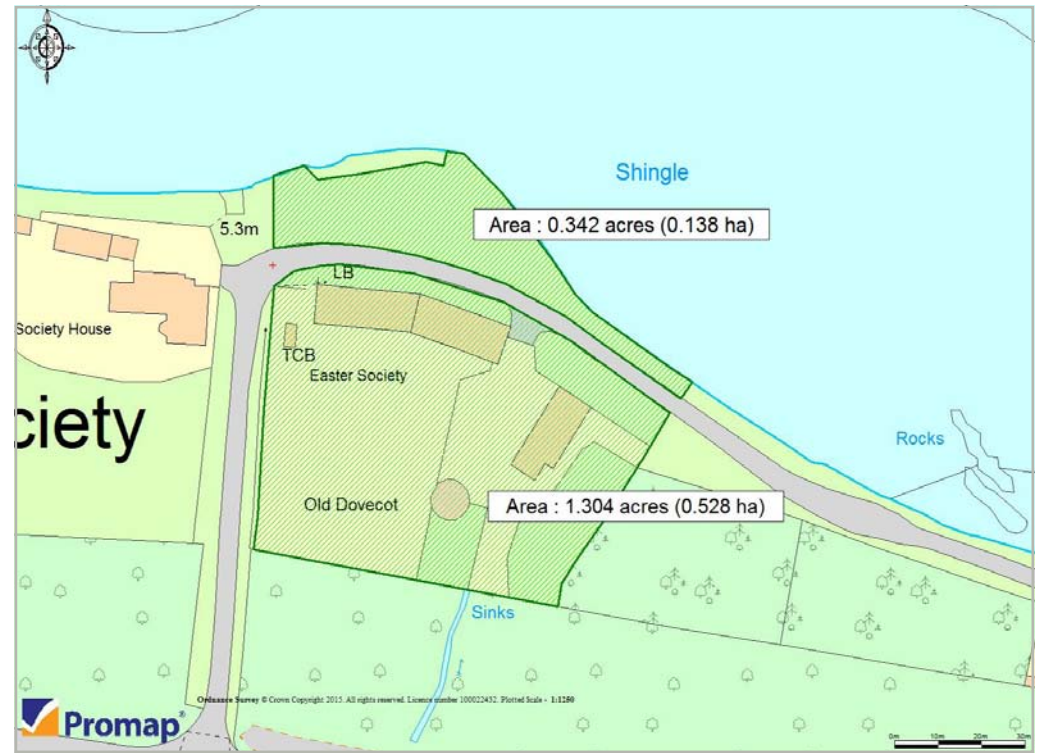
Rettie & Co, their clients and any joint agents give notice that:

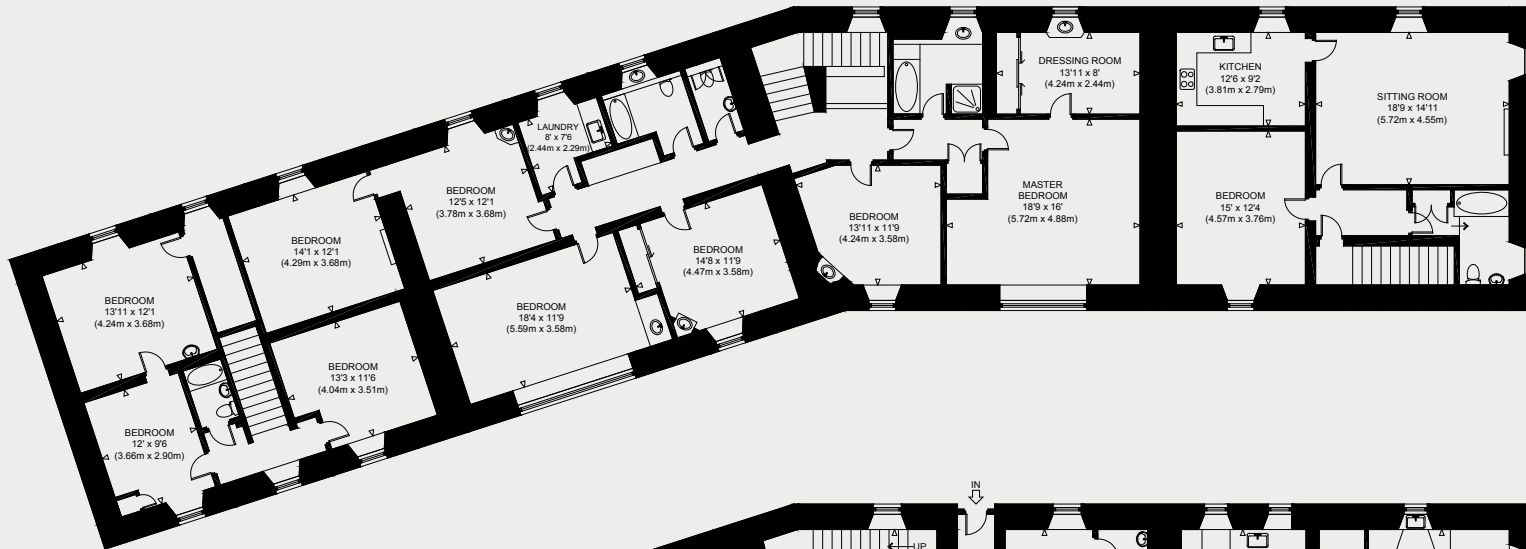
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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.

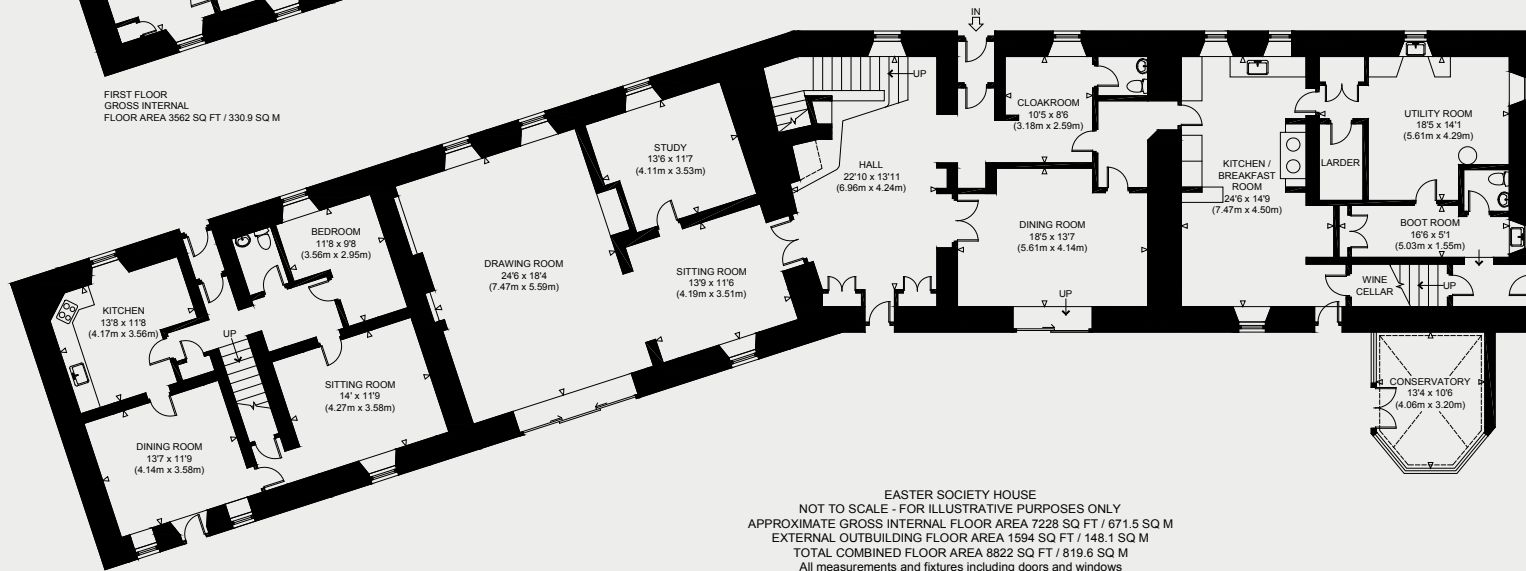
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





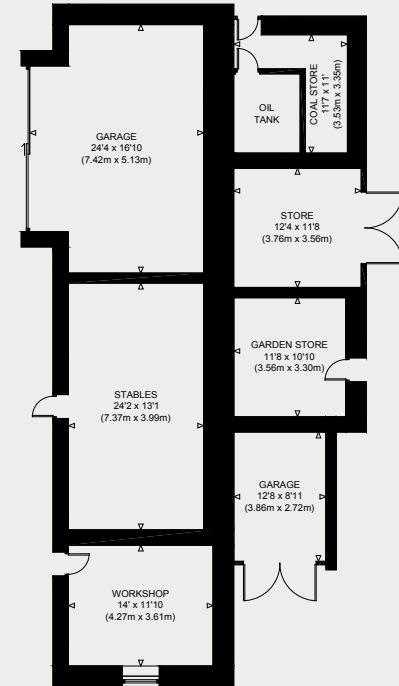


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 3562 SQ FT / 330.9 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 3686 SQ FT / 340.6 SQ M

EASTER SOCIETY HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 7228 SQ FT / 671.5 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 1594 SQ FT / 148.1 SQ M
TOTAL COMBINED FLOOR AREA 8822 SQ FT / 819.6 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
Copyright © exposure
www.photographyandfloorplans.co.uk



OUTBUILDING
GROSS INTERNAL
FLOOR AREA 1594 SQ FT / 148.1 SQ M



14 Wemyss Place, Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

www.rettie.co.uk

Edinburgh

Glasgow

Glasgow West End

Melrose

Berwick Upon Tweed

Bearsden

London