



**CARBERRY FARM STEADING, CARBERRY TOWER,
MUSSELBURGH, EAST LoTHIAN**

WALKER SCOTT IRELAND
CHARTERED SURVEYORS, VALUERS, LAND & ESTATE AGENTS



A DETACHED BUNGALOW NEEDING REFURBISHMENT, WITH GARDEN, OUTBUILDINGS, ADDITIONAL GRAZINGS AND WOODLAND, IN A HIGHLY SOUGHT AFTER LOCATION

EDINBURGH CITY CENTRE - 10 MILES; MUSSELBURGH - 2 MILES

APPROXIMATELY 12.5 ACRES (5.1 HA)

LOCATION

Carberry Farm Steading lies within the former policies to Carberry Tower and is designated as part of the "Carberry Tower - Garden and Designed Landscape" area. The general location is approximately two miles south of the village of Inveresk and town of Musselburgh.

Inveresk Village is an attractive conservation village with a mixture of historic houses and buildings. Local town services are provided within Musselburgh, approximately two and a half miles to the north, with Musselburgh High Street offering a good range of shops and services, along with schools, healthcare, sports and leisure facilities. Good road access onto the A1 dual carriageway is provided at the Wallyford Junction, approximately 1 mile to the north, or Smeaton Junction on the A68 providing access to A720 Edinburgh City Bypass, approximately 1 mile to the west. Edinburgh City Centre lies approximately 10 miles to the north-west.

The Carberry Tower area lies within a rural location with an East Lothian address.

From Edinburgh, either take the A1 south-east or A720 Edinburgh City Bypass east to the Musselburgh Junction and continue east (or turn east if coming off the A720) on the A1 to the next junction (Wallyford). Exit the A1 at Wallyford and turn right onto the A6094, signposted to "Carberry 1". Continue for half a mile to the Whitecraig Roundabout and turn left onto the A6124, signposted to "Carberry ½". Continue for a further half mile and turn left at the North Lodge onto the original north drive (signs include "Carberry Courtyard" and "Carberry Residential Home"). Do not access via the Carberry Tower driveway. Follow the tarmac driveway for a quarter of a mile and peel left at the Old Gymnasium. Continue until

you have passed Carberry Courtyard on your right. Carberry Farm Steading is located on the right-hand side of the left spur of the hardcore track.

The postcode for satnav purposes is EH21 8PY. It is strongly recommended that you do not rely on a Satnav in this rural location and check on a route map prior to any viewing.

What3words: ///status.gangs.plank

DESCRIPTION

Carberry Farm Steading is a mixed asset property, comprising a detached bungalow, built by the current owner in 1974, and set within the former policies of Carberry Tower. The house has been unoccupied for a prolonged period of time and as such now requires full refurbishment. It includes an enclosed rear garden, which is south facing and comprises a lawn, with access from the west side, which includes car parking. There is a small "yard/hardstanding" area adjoining the outbuildings. To the front is a small lawn adjoining the shared access road, which leads to neighbouring properties. The house is sheltered and screened by mature trees, with a small area of trees included to the north and a larger area to the south.

The property includes traditional outbuildings, providing a store, stable and open sided log shed.

The land comprises a combination of woodland and parkland areas, once part of the policies to Carberry Tower. Of particular note is the east end of a spectacular Wellingtonia avenue, with mature mixed amenity woodland adjoining.

The grazings include a small paddock, with two larger fields, both utilised for grazings and hay production and combining to give the property, as





a whole, a suitable balance of land for private equestrian use.

ACCOMMODATION

Accommodation comprises:

Ground floor – Vestibule; hall; open-plan living room/dining room with open fire; kitchen diner; utility room; three bedrooms; and bathroom.

COUNCIL TAX

The property is assessed for Council Tax as Band F.

SERVICES

The property has mains electricity; mains water; and mains drainage. Heating and hot water are from an oil fired boiler.

OUTBUILDINGS

Store/Tack room - Approximately 3.1m x 5.0m (measured internally). This is a traditional building of solid stone walls with a pitched corrugated fibre cement roof. Stone floor.

Stable/log store - Approximately 3.1m x 10.1m (measured internally). An open sided building with part solid stone/brick walls under a single pitch, part corrugated pvc and part corrugated fibre cement roof.

ACCESS AND BOUNDARIES

The property is accessed off the A6124 public road, by way of a shared private road, mainly surfaced with tarmac and partly hardcore. The route is shown by a broken brown line on the lotting plan. Maintenance is shared on a defined basis (not a user basis).

Access rights to the Lot 3 paddock and field are over a route shown by the broken black line on the lotting plan. Day to day access to these areas is taken from the access to the neighbouring nursing home, however, there are no formal access rights over that route.

Some boundaries are not identified "on the ground" by any fences; markers or features and the lotting plan is to be referred to for guidance identification purposes only. Purchasers will be deemed to have satisfied themselves in all such respects.

THIRD-PARTY RIGHTS AND SERVITUDES

The property is sold together with and subject to all existing rights of way, servitudes, wayleaves,

and others, whether contained in the Title Deeds or otherwise and purchasers will be deemed to have satisfied themselves in all such respects.

LAND-USE CLASSIFICATION

The land is identified by the James Hutton Institute for agricultural use, as mixed Grade 2 and Grade 3:1 and Class F2 for forestry use.

DESIGNATIONS

All of the land is identified within the "Garden and Designed Landscape - Carberry Tower" (Reference: GDL00085) and "Battlefield - Battle Of Pinkie" (Reference: BTL15) designated areas.

LOTTING

The property is offered as a whole and in lots:

Lot 1 - Carberry Farm Steading Bungalow and woodland - 0.53 Ha (1.30 acres); Lot 2 - Garden Wood - 1.399 Ha (3.45 acres); Lot 3 - Paddock and Hospice Field - 1.376 Ha (3.39 acres); Lot 4 - West Field - 1.795 Ha (4.43 acres)

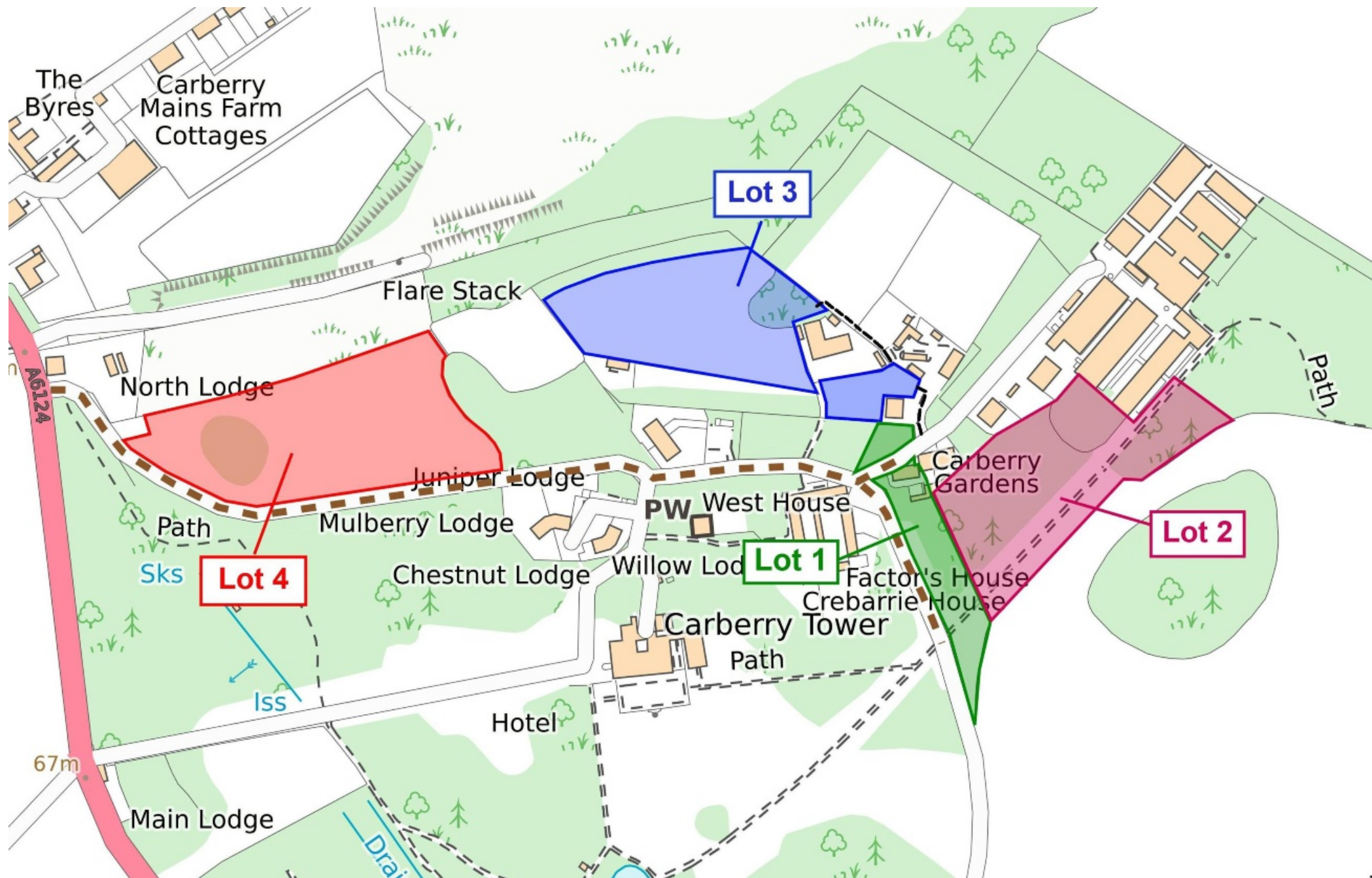
VIEWINGS AND FURTHER INFORMATION

To arrange an appointment to view internally, please contact Walker Scott Ireland Ltd. Internal viewing is strictly by accompanied appointment. External viewing is possible at any time during daylight hours. Please contact the Selling Agents in advance of your visit to notify us of your viewing. For your own personal safety, please be aware of potential hazards when viewing. Viewing is carried out entirely at the viewer's own risk.

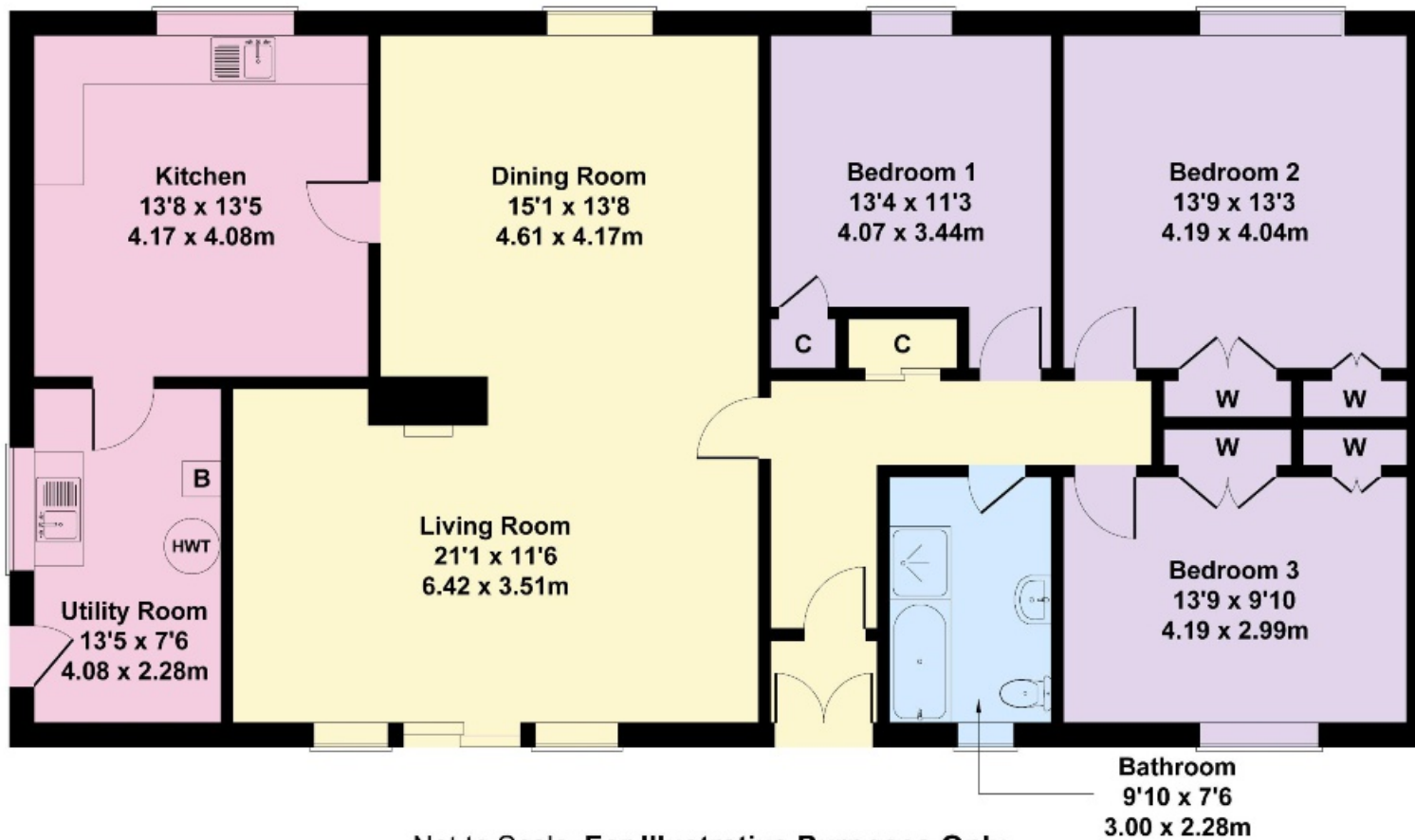
For further information please contact Walker Scott Ireland Ltd. Interested parties are advised to note interest with Walker Scott Ireland Ltd in order to be kept informed of any closing date that is set. Please note, our client need not accept the highest offer, nor indeed any offer.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with current Anti-Money Laundering Regulations, any offer presented must be accompanied with Notarised/certified photographic evidence of the purchaser's identity and separate evidence of the purchaser's residential address, or the offering parties must attend our offices with the original documents, before any acceptance of the offer can be confirmed and the property put "Under Offer".







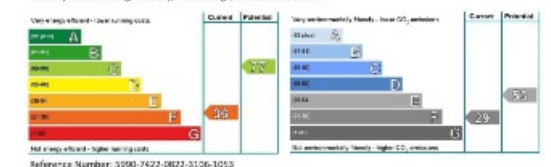
Not to Scale. For Illustrative Purposes Only.



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Company Number SC500115

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