



## A-LISTED GATE LODGE TO WHITTINGEHAME HOUSE

East Lodge is a handsome A-Listed gate lodge, set within the parkland of historic Whittingehame House. An outstanding example of Greek classical architecture, the detached three-bedroom, two-bathroom property exudes timeless elegance and period charm, and blends delightful original features with sympathetic modern upgrades.



Enjoying a tranquil setting in the rolling East Lothian countryside, and accompanied by a mature garden, outbuildings and private parking, East Lodge offers an exceptional rural home, close to the amenities of surrounding towns, and within a short drive of Edinburgh.

- A-Listed gate lodge to Whittingehame House
- Handsome classical architecture
- Exceptional parkland setting
- Tranquil rural location
- Original period features
- Welcoming entrance hall
- Dining/kitchen with log-burning stove
- Spacious elegant living room
- Home office/third double bedroom
- Two generous double bedrooms
- One en-suite bathroom
- Shower room and WC
- Delightful mature garden
- Substantial outbuildings
- Private parking





## A DINING KITCHEN WITH A LOG-BURNING STOVE

Set under a pedimented porch, with fluted doric columns, the main door opens into a hall, flowing into a spacious dining kitchen. Exuding delightful olde world charm and a wonderful homely ambiance, this characterful dual-aspect area is enhanced by tall sash-and-case windows, richly-toned timber flooring and a cosy, recessed log-burning stove. Ample space is available for relaxed seating, in addition to a dining table and chairs, idea for socialising while cooking. A range of classic wood-styled cabinetry provides excellent storage and workspace, and is sympathetic to the room's wonderful traditional aesthetic. Accessed from here, an elegant room is fronted by a wide bay window, and features a lofty corniced ceiling and a fireplace.





## A HOME OFFICE/THIRD DOUBLE BEDROOM



Currently arranged as a home office, the versatile space could alternatively represent a third double bedroom, if desired. Also accessed from the kitchen, a naturally-lit hallway (with external access) leads to the remaining accommodation, including a charming living room, arranged around a handsome marble fireplace, and opening, via French doors, onto the garden. Classically proportioned, the reception room provides generous space and endless versatility for arrangements of comfortable lounge furnishings.

A SPACIOUS, ELEGANT  
LIVING ROOM



“...a charming living room, arranged around a handsome marble fireplace, and opening, via French doors, onto the garden...”





## TWO GENEROUS DOUBLE BEDROOMS

Tastefully presented and accompanied by built-in storage, the home's two double bedrooms showcase the notable style and character of the living accommodation, whilst the principal bedroom enjoys the additional luxury of a deluxe en-suite bathroom. A traditionally-styled shower room and a WC complete the accommodation.

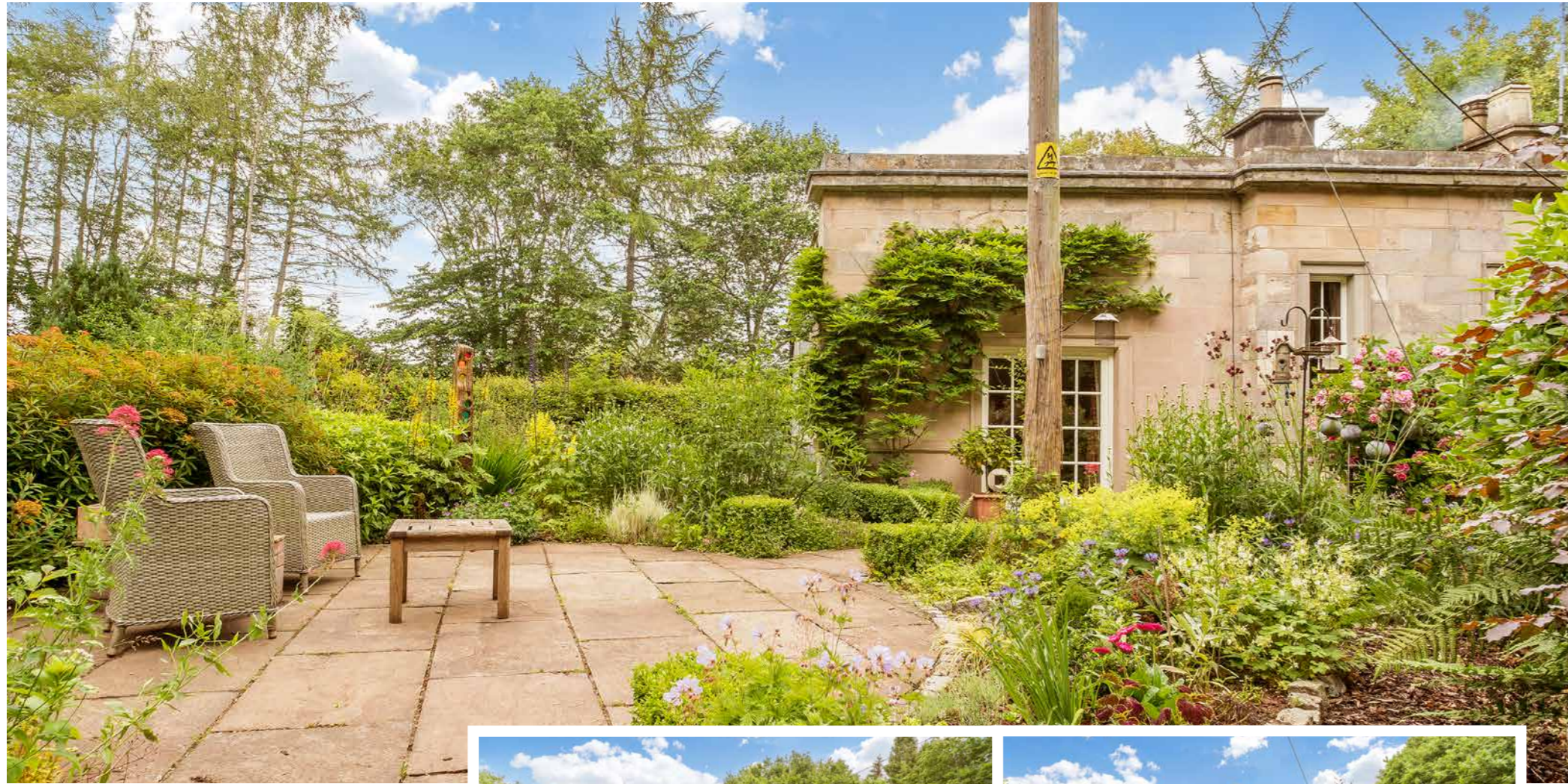
Externally, the home is accompanied by a gravelled driveway, outbuildings and a delightful mature garden, where a sweep of lawn and a tranquil paved seating area are bordered by a variety of shrubs, and bound by manicured box hedging and a backdrop of tall, established trees.

**Location:** [What Three Words: Always.Otter.Ecologist](#)

**Extras:** All integrated appliances and a tumble dryer and freezer (located in the stables) are included in the sale.







“...The home is accompanied by a gravelled driveway, outbuildings and a delightful mature garden, where a sweep of lawn and a tranquil paved seating area are bordered by a variety of shrubs...”







EPC RATING:

G

COUNCIL TAX BAND:

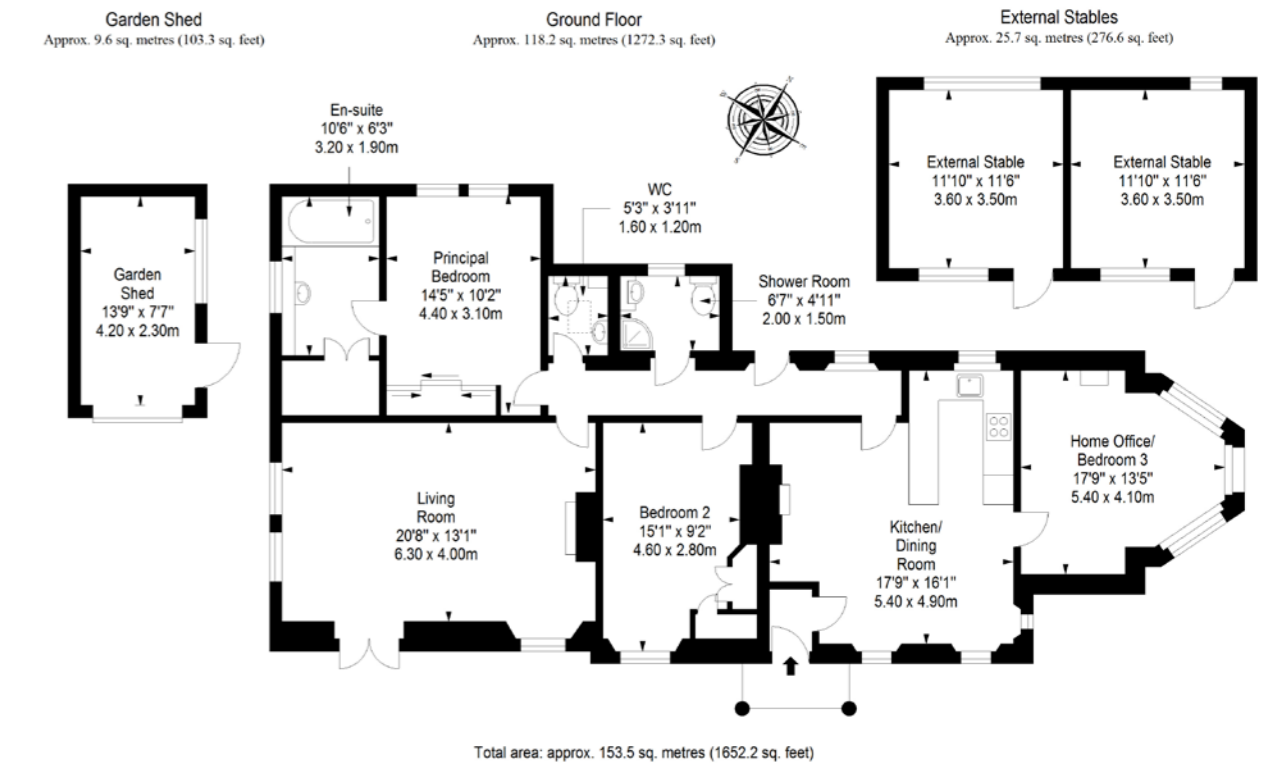
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VIEWING

By appointment with Gilson Gray on 0131 516 5366.

## WHITTINGEHAME EAST LOTHIAN

Nestled within the picturesque East Lothian countryside, the exclusive village of Whittingehame promises a tranquil rural retreat, between the bustling towns of Dunbar and Haddington, and just a short drive from Edinburgh. The village itself is renowned not only for neoclassical Whittingehame House, but also boasts an A-Listed 13th century tower, and a historic church. The nearby conservation village of Stenton provides primary schooling, a church and a village hall, whilst East Linton, also a picturesque conservation village, boasts a bustling high street and an impressive range of amenities, including outstanding restaurants, a mini supermarket, a butcher, a post office, and a variety of cafés and hotels. The vibrant market town of Haddington, just a short drive away, boasts a wide choice of restaurants, cafés and galleries, in addition to independent shops, large supermarkets and banks. A number of sports are on offer here, with a golf course, a tennis club, a bowling club, and a leisure centre with a swimming pool. Characterised by majestic historic woodlands and traversed by the scenic Whittingehame Water, the surrounding rural landscape, inhabited by a wonderful variety of wildlife, offers a delightful playground for the outdoor enthusiast, with scenic walking, cycling and riding trails. Primary and secondary education is provided by a good range of both state and independent schooling options, available within easy driving distance of the village. Whittingehame is well-connected by excellent transport links. The A1 provides swift access to Edinburgh and the South, whilst nearby Dunbar's train station provides a regular service into the capital and further afield. The nearby train station at East Linton is due to open soon, which will further add to easy commuting to the capital and beyond.





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## GLASGOW

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G2 2HQ  
0141 530 2021

## EAST LOTHIAN

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EH39 4AG  
01620 893 481

## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000

## ST ANDREWS

01334 845 934



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