

15 WEDDERBURN COURT

Inveresk, East Lothian, EH21 7TU

GENEROUS

*detached house in an
exclusive development*



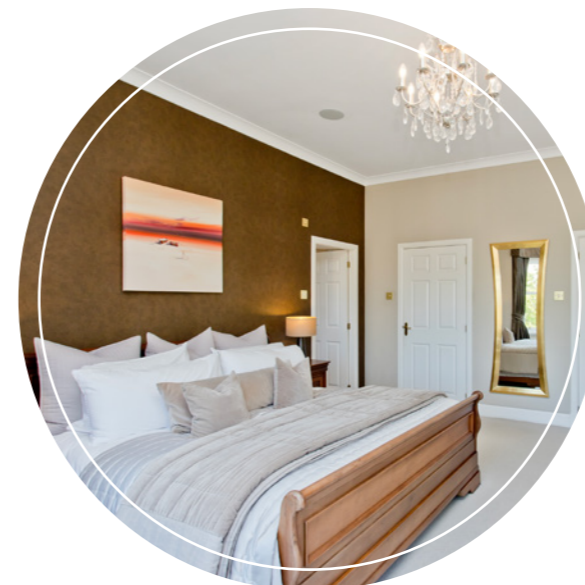
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PROPERTY NAME

15 Wedderburn Court

LOCATION

Inveresk, East Lothian, EH21 7TU

APPROXIMATE TOTAL AREA:

294.1 sq. metres (3165.8 sq. feet)

● GROUND-FLOOR ● FIRST-FLOOR

The floorplan is for illustrative purposes.
All sizes are approximate.



WELCOME TO 15 WEDDERBURN COURT



Generous detached house forming part of an exclusive, modern development in desirable Inveresk, boasting two reception rooms, an open-plan living/dining room and kitchen, five bedrooms, and three bathrooms (plus a separate WC), as well as a landscaped, sunny garden, an integral double garage, and a multi-car driveway.

GENERAL FEATURES

Generous detached house in an exclusive development in Inveresk

Beautifully presented, modern interiors and tasteful décor
Spacious and flexible, family orientated accommodation
EPC Rating - C | Council Tax band - H

ACCOMMODATION FEATURES

Entrance vestibule and reception hall with storage and WC
Bay-fronted drawing room with homely fireplace
Southeast-facing formal dining room
Fabulous open-plan living/dining room & breakfasting kitchen
Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom
Three further bedrooms (one with an en-suite shower room)
Fifth bedroom/home office with fitted furniture
Family bathroom with shower-over-bath
Bose sound system for Sonos music system with ceiling speakers in dining room, kitchen, principal bedroom and principal en-suite
Home entertainment systems in kitchen and drawing room

EXTERIOR FEATURES

Well-maintained, sunny southeast-facing rear garden
Landscaped front garden area
Integral double garage and multi-car driveway



BEAUTIFULLY PRESENTED

with immaculate,
contemporary
interiors

Representing a wonderful family home in desirable Inveresk, this five-bedroom, three-bathroom (plus a separate WC) detached house forms part of an exclusive, modern development and comes beautifully presented with immaculate, contemporary interiors and tasteful décor throughout. The home has spacious and flexible living areas and is accompanied by immaculately landscaped front and rear gardens and outstanding private parking. The home is situated on the edge of Inveresk and surrounded by picturesque open countryside, as well as lying within easy reach of nearby amenities, including shops, schools (including well-regarded independent options), transport links, fitness and leisure facilities, and a selection of cafés, restaurants, and pubs.

A practical entrance vestibule welcomes you into the home and flows through to an airy reception hall with built-in storage and a useful WC. Here, the immaculate interiors are introduced, with neutral décor and warm wood flooring.



TWO GENEROUS LIVING AREAS

for relaxing and dining

The bay-fronted drawing room enjoys dual-aspect glazing (with automated blinds) flooding the room with natural light throughout the day, and a generous floorspace allows for various furniture configurations, all arranged around a homely fireplace with a gas fire inset. The room is elegantly presented with tranquil neutral décor and warm wood flooring. The formal dining room is situated to the rear of the house, conveniently adjacent to the kitchen, and benefits from a sunny southeast-facing aspect overlooking the garden.

It offers plenty of space for at least an eight-seater table and additional furniture.



Bay-fronted drawing room with homely fireplace





FABULOUS

kitchen/living/dining room

Sure to be the sociable heart of this wonderful home is the fabulous open-plan living/dining room and breakfasting kitchen, representing the perfect space for everyday family life and entertaining alike, with a Lutron lighting system to set the mood for any occasion. The kitchen, by Kitchens International, is beautifully appointed with a wide range of contemporary wall and base cabinetry, ample quartz and granite worktops, and a central breakfasting island catering for morning coffee, busy weekday breakfasts, and socialising while cooking.

The kitchen also features a Quooker boiling water tap and an InSinkErator. The rest of the room offers excellent flexibility for configurations of both lounge and dining furniture, whilst two sets of French doors afford access to the garden – perfect for alfresco dining and summer barbecues! The room is filled with wonderful natural light through a wealth of glazing, including the French doors, additional windows, and Velux skylights. The kitchen is supplemented by a separate utility room with additional cabinetry, workspace, and external access, offering a convenient separate space for laundry appliances.





THE LUXURIOUS PRINCIPAL BEDROOM



boasts a spacious sleeping area with ample room for freestanding furniture, a walk-in wardrobe with fitted shelving and hanging space, and a four-piece en-suite bathroom.

PEACEFUL BEDROOMS



for a restful night's sleep,
with flexible uses

The luxurious principal bedroom boasts a spacious sleeping area with ample room for freestanding furniture, a walk-in wardrobe with fitted shelving and hanging space, and a four-piece en-suite bathroom. The principal and en-suite both have Bose ceiling speakers as part of the home's integrated sound system. The second largest sleeping area also has an en-suite shower room, therefore would be ideal as a guest suite, whilst two of the remaining bedrooms are accompanied by built-in wardrobes. The fourth and fifth bedrooms offer excellent flexibility for use, with one currently being utilised as a music/hobby room and the other as a home office (with fitted office furniture), ideal for those requiring a quiet space to work or study from home. All five bedrooms are tastefully decorated and carpeted for optimum comfort underfoot.





Three beautifully appointed **WASHROOMS**

The principal bedroom's en-suite comprises a bathtub, a separate shower enclosure, a basin atop a vanity unit, a WC, and a chrome towel radiator, whilst the second bedroom's en-suite shower room comes replete with a large shower cubicle, a vanity unit with a basin on top, a WC, and a tall towel radiator. A family bathroom completes the accommodation on offer and comes replete with a P-shaped bathtub with an overhead shower and a curved glazed screen, a WC-suite, vanity storage, and a tall towel radiator.

The home is kept warm by a gas central heating system, with electric underfloor heating in the kitchen, and benefits from double-glazed windows throughout.



A TRANQUIL OUTDOOR SPACE

to relax and enjoy the warmer months

Externally, the home is perfectly complemented by beautifully maintained front and rear gardens. The front garden area features a paved area with sandstone slabs, a manicured lawn, and leafy shrubbery, whilst the secluded rear garden, which is not overlooked by any neighbours, boasts a sunny southeast-facing aspect. It has a large, immaculate lawn, a wealth of colourful, leafy shrubs and surrounding mature trees, and a sandstone-paved patio area for outdoor dining furniture and barbecues. Excellent private parking is provided by an integral double garage and a multi-car driveway.

Extras: Integrated kitchen appliances comprising a microwave, extractor hood, and dishwasher will be included in the sale, along with the Rangemaster cooker, the American-style fridge/freezer, the washing machine, and the dryer. The home entertainment systems (including TVs) are also included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.





INVERESK

Inveresk is a charming conservation village in East Lothian, less than a mile from Musselburgh and under seven miles from the heart of Edinburgh. The village has a wealth of scenic greenspace and is exceptionally well connected to the rest of the county and further afield, so it truly does enjoy the best of both worlds. The historic village known as The Montpellier of Scotland, is centred around 17th-and 18th-century cottages and mansion houses, sitting behind high stone walls and mature gardens, as it snakes around the River Esk. A village brimming with history; from a Roman settlement, to royal visitors, from Cromwell to aristocrats and some of Scotland's notable writers, artists, architects, merchants, and bankers, as inhabitants. Inveresk has retained its historic charm and elegance by being largely unchanged over the past three centuries. Still known for its architectural splendour and magnificent gardens, the inhabitants today, in many ways, still echo those from the past.

The village benefits from an outstanding location: the capital city only 6 minutes away by train and unspoilt countryside and beaches within cycling distance. Within minutes of 15 Wedderburn Court, you can enjoy horse racing, a round of golf at the oldest club in the world, delightful beaches, lagoons, a harbour, riverside strolls, National Trust gardens and historic houses, and scenic nature walks.

The neighbouring town of Musselburgh offers a myriad of independent shops, cafes, award winning restaurants, supermarkets and top quality food businesses. It is supplemented by Fort Kinnaird an eight-minute drive away, which is home to over 70 top brand outlets, restaurants and a cinema. For a more bohemian shopping, dining and café experience, Portobello is just over three miles away, or only a 20-minute cycle. World-class shopping is on offer in the city centre, with the St James Quarter, George Street and Multrees Walk, all only a short train or bus ride from Musselburgh to Edinburgh Waverley.





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