



SIMPSON & MARWICK

Factor's House, Carberry Courtyard

Carberry, EH21 8PY

simpsonmarwick.com

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Individual and stunning 3 bedroom period house with wonderful mature gardens, garage and store

- Charming period country house in excellent condition
- Wonderful mature gardens with good privacy
- Garage & store
- Welcoming entrance hall with storage
- Sitting room with double aspect & doors to garden
- Generous kitchen/dining room with fitted units
- Downstairs bedroom & Jack & Jill bathroom
- Large landing with study area
- Principal bedroom with fitted wardrobes & en suite
- Double bedroom 2 with en suite

Description

Delightful, spacious and immaculately presented property with a flexible layout and quality finishes throughout. To the rear there are wonderful private, south facing gardens with several choices of areas for relaxing, growing vegetables or simply enjoying the mature herbaceous borders and privacy. To the back of the more formal gardens there is a small paddock and shed area. A useful store and large garage are situated to the front of the property. The generous accommodation, arranged over two floors, provides a welcoming entrance hallway with good storage, charming double aspect sitting room with contemporary electric stove and double glazed doors leading out to a private patio. The house flows beautifully into a large modern style country kitchen/dining room with granite worktops, Belfast sink and central island with plenty of room for a further dining area or relaxation seating. A further hallway with a separate front door leads to double bedroom 3 with a Jack & Jill bathroom with shower over the bath and twin sinks. On the first floor a spacious landing with study area leads to the principal bedroom with fitted wardrobes and en suite and a second large double bedroom with en suite.



Location

Factor's House, Carberry is situated in a much sought after semi-rural location with easy access to Edinburgh, the East Lothian coast, City bypass and the A1. Carberry is a charming and historic country estate (the site for royals from the capture of Mary Queen of Scots to visits by Queen Victoria and Queen Elizabeth). It is packed with delightful woodland walks and stunning views over Edinburgh, the coast and the Pentlands. It is very close to the charming conservation village of Inveresk on the outskirts of the historic Royal Burgh of Musselburgh. Musselburgh itself offers a range of local shops and restaurants and a variety of sporting and leisure amenities including golf and race courses. Regular train services from Musselburgh take approximately 8 minutes to Edinburgh Waverley Station. The shopping complex at Fort Kinnaird also provides an extensive range of retail shops and restaurants. Musselburgh provides both primary and secondary schools. Private schooling is available at Loretto in Musselburgh with many further choices available locally in Edinburgh. The proximity of the City bypass and the A1 provides fast and easy access to Edinburgh International Airport, the wonderful coastal and leisure facilities along the east coast and easy access to the rest of the country.

Fixtures and Fittings

The carpets, curtains, blinds and light fittings throughout (with the exception of the antler light in the sitting room) are included in the sale price together with the range cooker, extractor hood, fridge/freezer, dishwasher, washer/dryer. The greenhouse, potting shed, storage shed and wood store are also included in the sale price. The property benefits from LPG heating and is double glazed throughout.

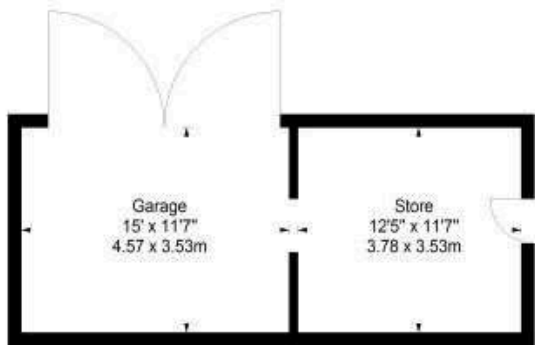
EPC Rating D

Home Report

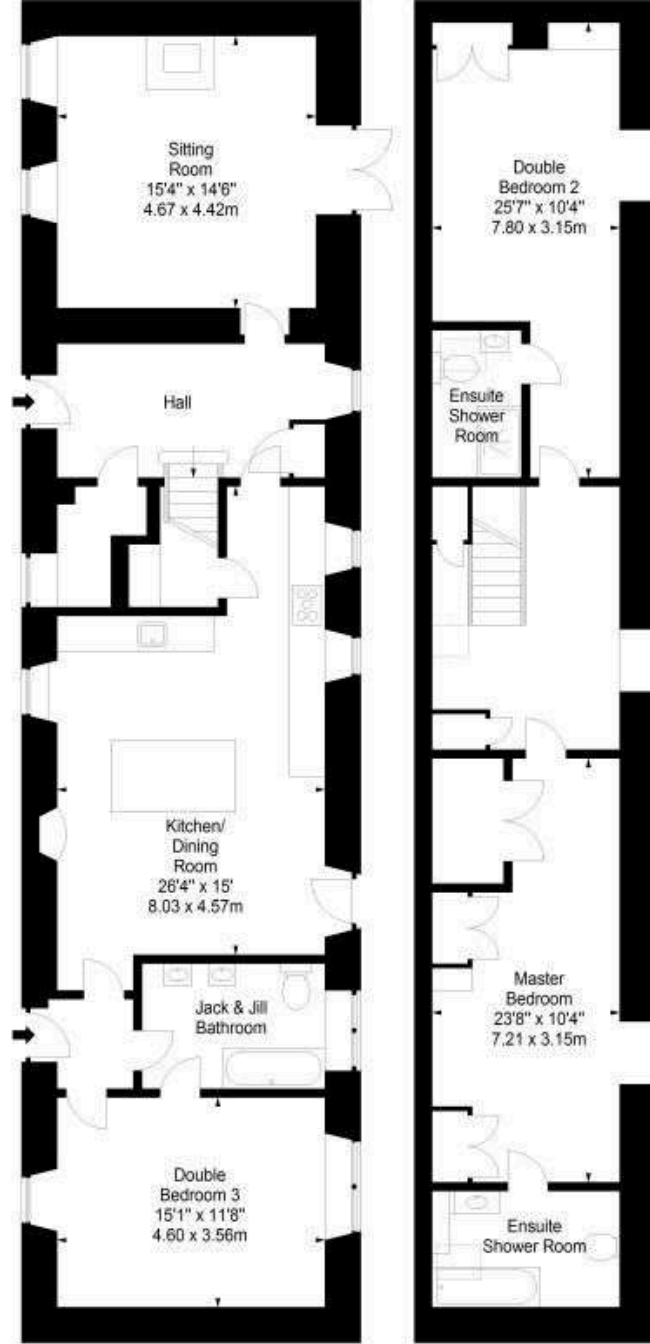
The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.



Approx. Gross Internal Area
1869 Sq Ft - 173.63 Sq M
Garage & Store
Approx. Gross Internal Area
322 Sq Ft - 29.91 Sq M
For identification only. Not to scale.
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Ground Floor



Ground Floor

First Floor

