



WINDYKNOWE

34 WEST ROAD · HADDINGTON · EAST LoTHIAN · EH41 3RF

savills



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*Attractive detached family home with large garden  
on outskirts of historic East Lothian town*



Entrance hall, sitting room, dining room, kitchen, utility room,  
WC. Four bedrooms, family shower room.

Master suite with dressing room and en suite and terrace.

Garage and gardens.

**EPC = D**

**In all about 0.67 acres**

**Savills Edinburgh**

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8 Wemyss Place, Edinburgh  
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**savills**





## SITUATION

Set in a private garden, Windyknowe is situated on the outskirts of the historic market town of Haddington - the hub of East Lothian - which offers an excellent range of services including supermarkets, banks, leisure facilities, library and schooling. Located close by to Windyknowe is the well regarded private primary school The Compass, while Loretto is nearby at Musselburgh. All the fee paying schools of Edinburgh are a short journey away.

The surrounding East Lothian countryside offers a wide range of outdoor pursuits, and is most famous for its numerous Championship golf courses, including Muirfield, Luffness, Longniddry, Archerfield and the West Links at North Berwick. The stunning coastline offers a range of walks with breathtaking views, as well as outdoor activities including horse riding, cycling, sailing and surfing, with the John Muir Way and the Lammermuir Hills providing excellent walking paths.

Edinburgh is extremely accessible, either by car via the A1, or by train from the commuter stations at Drem (5 miles) or Longniddry (6 miles). Edinburgh Airport is approximately 26.5 miles away and provides an increasing number of both domestic and international flights. There is regular public transport to Edinburgh and surrounding towns and villages.

## DESCRIPTION

Windyknowe is a superb detached family home set within a large plot on the outskirts of Haddington with spacious accommodation throughout, arranged over two floors. Double front doors open into the generous entrance hallway which has wood flooring throughout.





By the front door is a guest WC and coat cupboard and the stairs to the first floor straight ahead.

The sitting room looks out over the garden and links with the dining room. It is a bright and sunny space thanks to the large south facing bay window, which has a sliding door out to the garden. The kitchen is adjacent to the dining room and fitted with modern units, a granite worktop and integrated appliances which include a gas hob, oven, microwave and fridge freezer. The utility room is set off the kitchen and is also fitted with units and there is a back door to the garden.

The ground floor bedroom accommodation sits to the east end of the house off its own corridor. The two double bedrooms share a family shower room which is tiled and fitted with a WC, walk in shower and wash hand basin. The ground floor accommodation is completed by a study which could also be utilised as a fifth bedroom if required.

The master bedroom suite is on the first floor and has its own south facing balcony which has space for a small table and chairs. The en suite bathroom is accessed through the dressing room, which is fitted with wardrobes and a dressing table. Across the hallway is a further bedroom, also overlooking the garden to the rear.

At the front of the property is a driveway large enough for several cars. The garage is accessed off the driveway which is gated and bordered by a mature hedge. The main garden is south facing and has a substantial lawn and well stocked flower beds. The garden is enclosed by a fence and there are many shrubs and trees which provide privacy around the garden and much colour in the warmer months.

## DIRECTIONS

From Edinburgh, follow the A1 east bound, taking the first exit for Haddington and the B6471. Take the second roundabout crossing over the A1 onto the A199. At the roundabout take the third exit onto the B6471, which will lead straight into Haddington and on to West Road. Windyknowe is number 34 on the right hand side.

## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills -  
0131 247 3756.

### Services

Mains water, electricity, gas and drainage.

### Local Authority & tax band

East Lothian Council tax band D

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale. Curtains are excluded.

### Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.





### Offers

Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

### Deposit

A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

Photographs: March 2019

Brochure Code: March 2019

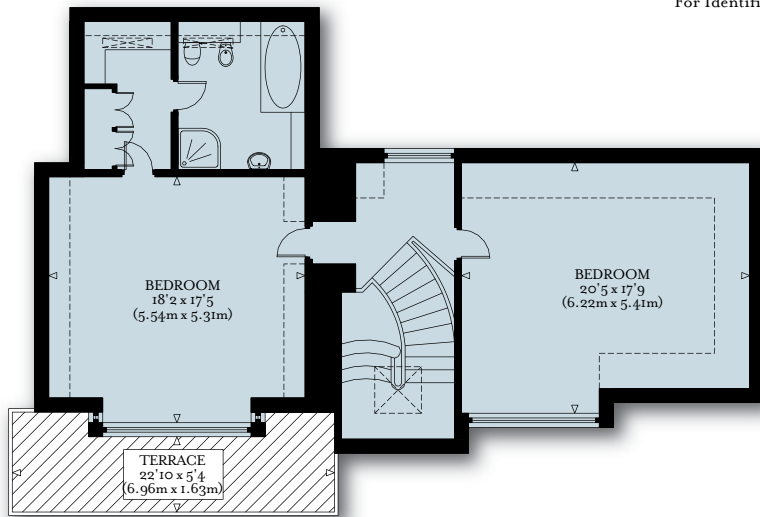
### IMPORTANT NOTICE

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. 19/04/03 AT

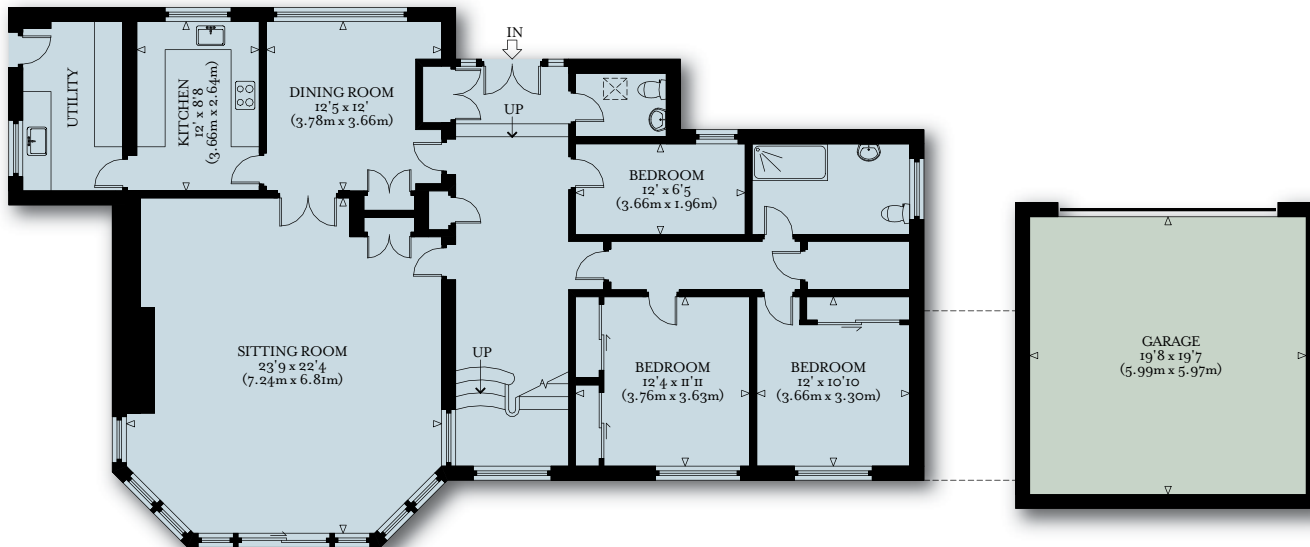


Approximate Gross Internal Floor Area  
 2721 Sq Ft / 252.8 Sq M (Including Areas of Restricted Height)  
 External Garage Area 385 Sq Ft / 35.8 Sq M  
 Total Combined Floor Area 3106 Sq Ft / 288.6 Sq M

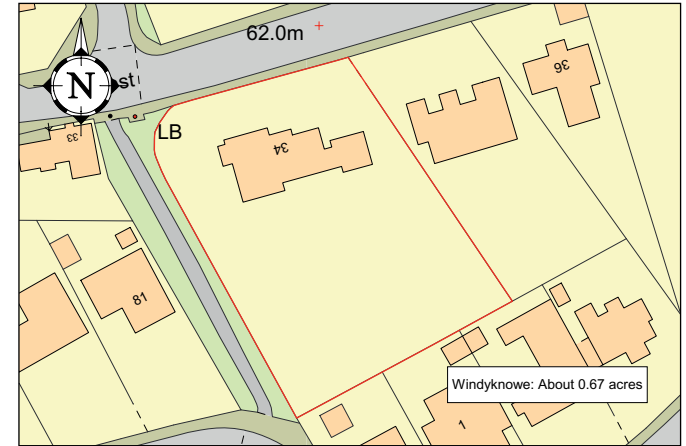
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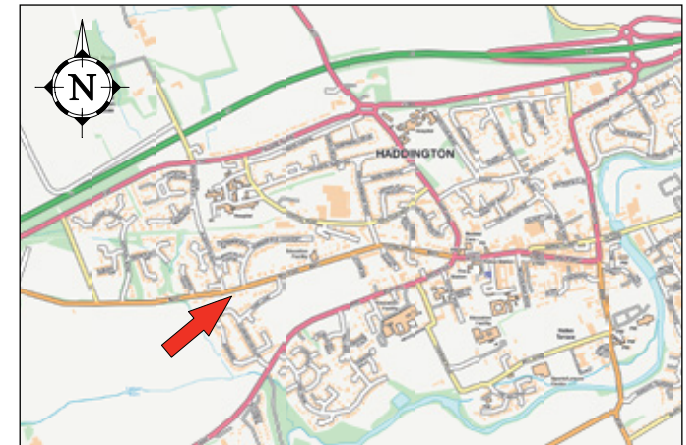
FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1028 SQ FT / 95.5 SQ M



GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 1693 SQ FT / 157.3 SQ M



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