



# ROSEBANK HOUSE

BELHAVEN, EAST LOTHIAN











# ROSEBANK HOUSE

EDINBURGH ROAD, BELHAVEN, EAST LoTHIAN, EH42 1TS

Traditional family home with beautiful gardens  
and views to the Bass Rock



*Well-presented family home with impressive reception rooms*

*Kitchen with AGA and open plan dining area*

*Conservatory with doors onto the patio*

*Master bedroom with en suite and views over the garden to the Bass Rock*

*Walled garden with patio*

*Mature and well-maintained garden with fruit trees and summer house*

*Driveway and double garage*

*Small paddock, suitable for planting or keeping livestock*

Porch, Dining Room, Drawing Room, WC, Study, Sitting Room / Bedroom 4  
Utility Room, Kitchen, Conservatory

Three Bedrooms (One En Suite), Bathroom

Loft Store

Double Garage, Two Summer Houses, Garden Shed, Gardens

EPC = F

About 1.28 acres in all

Savills Edinburgh

Wemyss House

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[savills.co.uk](http://savills.co.uk)







## SITUATION

Rosebank House is set on the coast, amidst farmland situated between the villages of Belhaven and West Barns. The property looks out towards Belhaven Bay and over to the Bass Rock and Isle of May.

The village is less than a mile away from Dunbar, which provides a wide choice of amenities including a range of high street shops, banks, professional services, supermarkets, hotels and restaurants. There are good local nursery, primary and secondary schools in the area. On the border of Belhaven and Dunbar, Belhaven Hill is considered to be one of Scotland's best private prep schools. Alternatively, Haddington (10 miles) has a private primary school, The Compass, while Loretto in Musselburgh, to the east of Edinburgh, and all the fee paying schools within Edinburgh are within easy reach.

The surrounding countryside is beautiful and the coastal villages of East Lothian are close by. The area is famous for its golf courses with Muirfield, Gullane, Luffness and North Berwick all within easy reach, in addition to Winterfield Golf Course and Dunbar Golf Club, both located in Dunbar. The John Muir Country Park, a haven for wildlife, is only a short distance away. The expansive, sandy beaches of East Lothian are numerous and easily accessible, as are the Lammermuir Hills to the south. Belhaven Bay is particularly popular with water sports enthusiasts.

## DESCRIPTION

Rosebank House sits elevated in its plot with superb views over its terraced gardens and out to the Bass Rock and Isle of May. The property has a traditional appearance and is built of stone under a slate roof with excellent accommodation over two floors. To the front of the property are two fine reception rooms with period features, situated off a spacious entrance hallway with vestibule and staircase. Beyond the hallway and on the south side of the house are more informal rooms which include a cosy sitting room and open plan kitchen / dining room. The kitchen is fitted with a scarlet AGA and has plenty of worktop and storage space. The south facing conservatory is a superb space and is fully glazed with doors out to the south facing patio. The ground floor accommodation is completed with a utility room, WC and store room.

The bedroom accommodation is all at first floor level where there are three double bedrooms. The master bedroom and guest bedroom both look north to the Bass Rock and over the gardens with the master bedroom having its own en suite shower room. The other two bedrooms share a large bathroom also set off the landing.

The gardens and grounds of Rosebank House extend to about 1.28 acres. To the front of the house and beyond a stone balustrade with steps set between are beautiful terraced gardens with well stocked flower beds, three pond, fruit trees and two summer houses. On the south side of the house are lawns and a BBQ terrace next to the conservatory. The garage is also accessed from the rear and is adjacent to the small paddock which could support vegetable growing or the keeping of livestock. There is a further patio on the east side of the house set within a walled garden, which gets the morning sun.

## DIRECTIONS

From Edinburgh follow the A1 following signs to Dunbar. Exit the A1 at the Belhaven roundabout, following signs for the A199. At the next roundabout take the third exit onto the A1087, following the road through West Barns into Belhaven. Rosebank House is located on the right hand side, with the drive leading to electric gates, these will open inwards to allow you to continue up the drive to the property.



## GENERAL REMARKS

### Viewings

Strictly by appointment with Savills - 0131 247 3738.

### Services

Mains water, gas, electricity and drainage.

### Local Authority & tax band

East Lothian Council tax band G.

### Fixtures & Fittings

Standard fixtures and fittings are included in the sale.

### Access

There is direct access to the property from Edinburgh Road. Tamar, the property next to the road and in front of Rosebank House, has a right of access over the entrance of the drive.

### Solicitors

Rae Reid & Stephens. 12 West Stanhope Place, Edinburgh, EH12 5HH. Tel: 0131 337 0899.

### 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.

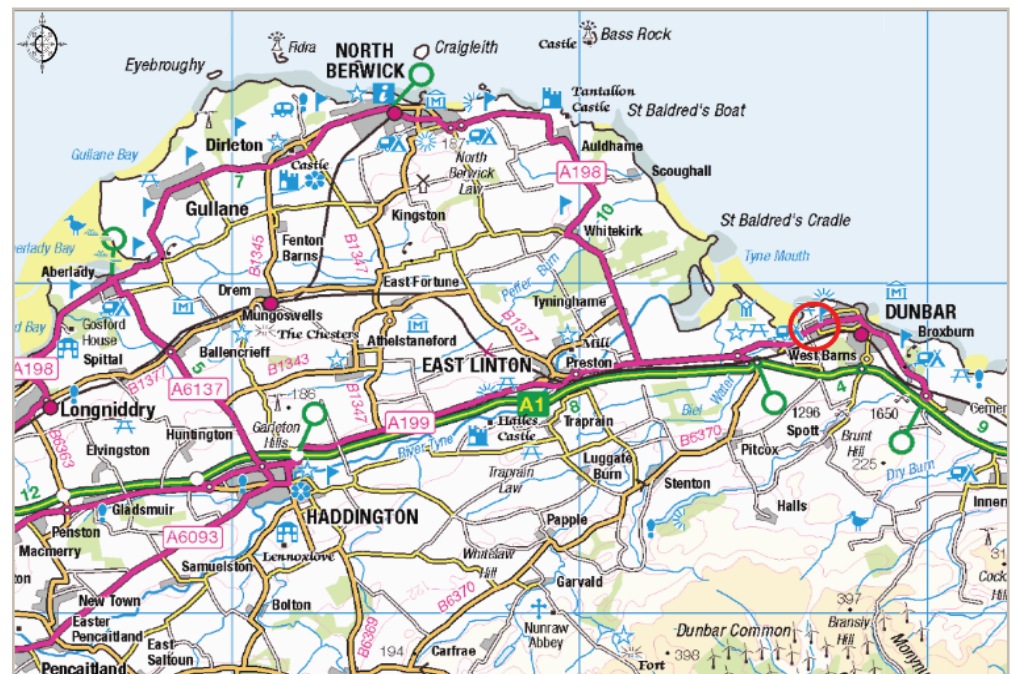
### Offers

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.

**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, images 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. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared August 2019 Photographs taken July 2018.



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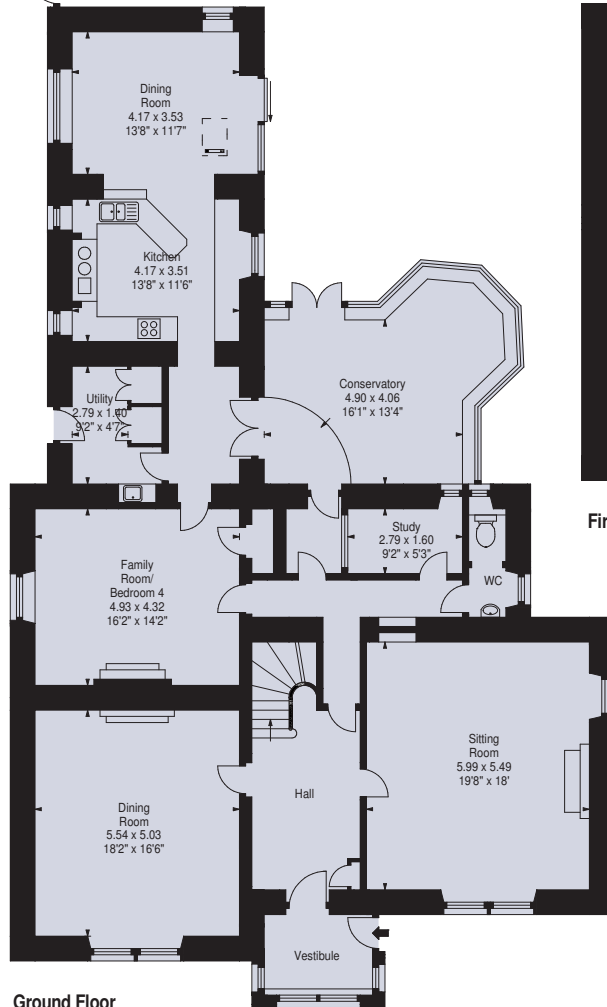
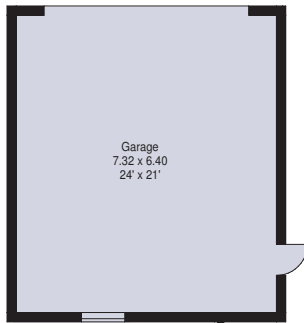
GROSS INTERNAL AREA (APPROX)



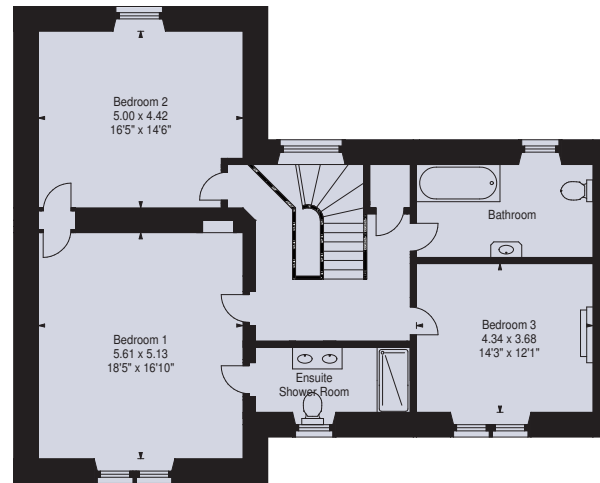
MAIN HOUSE – 337.97 SQ.M (3,638 SQ.FT)

GARAGE GROSS – 46.82 SQ.M (504 SQ.FT)

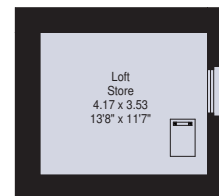
FOR IDENTIFICATION ONLY. NOT TO SCALE.



Ground Floor



First Floor



Loft







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