



# OAK LODGE

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INVERESK, MIDLOTHIAN









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14 INVERESK VILLAGE • MUSSELBURGH • MIDLOTHIAN • EH21 7TE

## A CHARMING GEORGIAN HOUSE IN CONSERVATION VILLAGE JUST 7 MILES EAST OF EDINBURGH

Hallway, Drawing Room, Dining Room, Sitting Room, Conservatory, Family Room, Kitchen, 4 Bedrooms,  
Dressing Room, 2 en suite Shower Rooms, 2 Bathrooms, Utility Room, 2 Cloakrooms

Extensive Double Garage, Greenhouse, Cellars

Garden and grounds of 0.93 acres

EPC = F



Wemyss House  
8 Wemyss Place  
Edinburgh EH3 6DH  
**Tel: 0131 247 3770**  
**[EDINBURGHRESI@SAVILLS.COM](mailto:EDINBURGHRESI@SAVILLS.COM)**











## Location

Inveresk is a pretty village, situated 7 miles east of Edinburgh city centre within East Lothian. Historically home for Edinburgh's prosperous professional classes this is a picturesque village with impressive period architecture. There is a wide range of local amenities in neighbouring Musselburgh which has a train link with Edinburgh. There is an excellent choice of independent schools within Edinburgh, while Loretto School is conveniently located within Musselburgh itself. There is good road access southwards nearby to the city bypass, eastwards to East Lothian and westwards to Edinburgh Airport and the central Scotland Motorway Network.

## History

The site of the existing house was purchased in 1727 by Alexander Ainslie who demolished older cottages to make way for a house which was originally known as Acorn Lodge. In the 1860's the house was extended by a new owner and renamed Oak Lodge following its enlargement. The house was acquired by the current owners in 1981 and they have undertaken sympathetic alterations and improvements during their ownership.



## Description

Oak Lodge is a charming B listed family home of considerable character. On an elevated site, the house has a delightful south-westerly aspect over its walled garden, to the Pentland Hills in the distance. Approached from the street by a gated and pillared entrance, there is a secluded cobbled courtyard giving access to the garage and the pedimented front door entrance of the house.

### Ground Floor

A welcoming entrance hall, with stairway to the lower and upper floors, has a cloakroom off and leads to a corridor and the principal reception rooms and the kitchen. There is an elegant drawing room with Adam mantelpiece and two full height windows overlooking the garden, a well-proportioned dining room which is next to the kitchen/breakfast room which has an Aga cooker and south-facing window.

A delicately formed staircase leads to the first floor with family bathroom and two south-facing double bedrooms, with a dressing room and shower room off the eastmost bedroom and an integrated shower room to the westmost room.

### Upper Floor

On the upper floor, there are two further double bedrooms and a bathroom.

### Garden Level

At garden level, with a stone flagged hallway and corridor there is a lovely family room with fireplace and door to the terrace and a spacious sitting room which leads into the conservatory. Completing the accommodation is a large utility room, larder and cloakroom.

















## Garden and Grounds

The beautifully presented garden at Oak Lodge is a particular feature being fully enclosed by high stone and brick walls with a wonderful array of plants, shrubs and trees, providing year round colour. South-west facing it has a gently sloping central lawn with terraces, herbaceous beds, mature hedging and pathways providing distinctive and individual areas culminating in an ornamental pond and doorway to the bank of the River Esk. There is a level terrace reached directly from the house with sunny sitting and outdoor dining areas, while a sheltered productive vegetable garden has a Marston and Langinger greenhouse and tool shed. In all, the garden and grounds extend to approximately 0.93 acres.

## General Remarks

### Services

The property has all mains services and gas-fired central heating. There is electricity to the greenhouse and tool shed and water taps throughout the garden.

### Listing

The property sits within the Inveresk Conservation Area and is B listed.

### Home Report & Energy Performance

A copy of the full Home Report and Energy Performance Certificate is available on request.

### Fixtures and Fittings

The fitted carpets, Aga cooker and built-in white goods are included in the sale. Within the garden the stone font, statue, staddlestones and ornamental garden seat and garden furniture are excluded.

### Note

Please note that Oak Lodge garden, along with other gardens in Inveresk, has been opened on a biennial basis under Scotland's Garden Scheme. There is no requirement for this to continue.

### Possession

To be by mutual agreement.

### Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.

### Viewing

Strictly by appointment with Savills 0131 247 3770.

### 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. Purchasers must satisfy themselves by inspection or otherwise.

Brochure produced August 2018.







# Oak Lodge

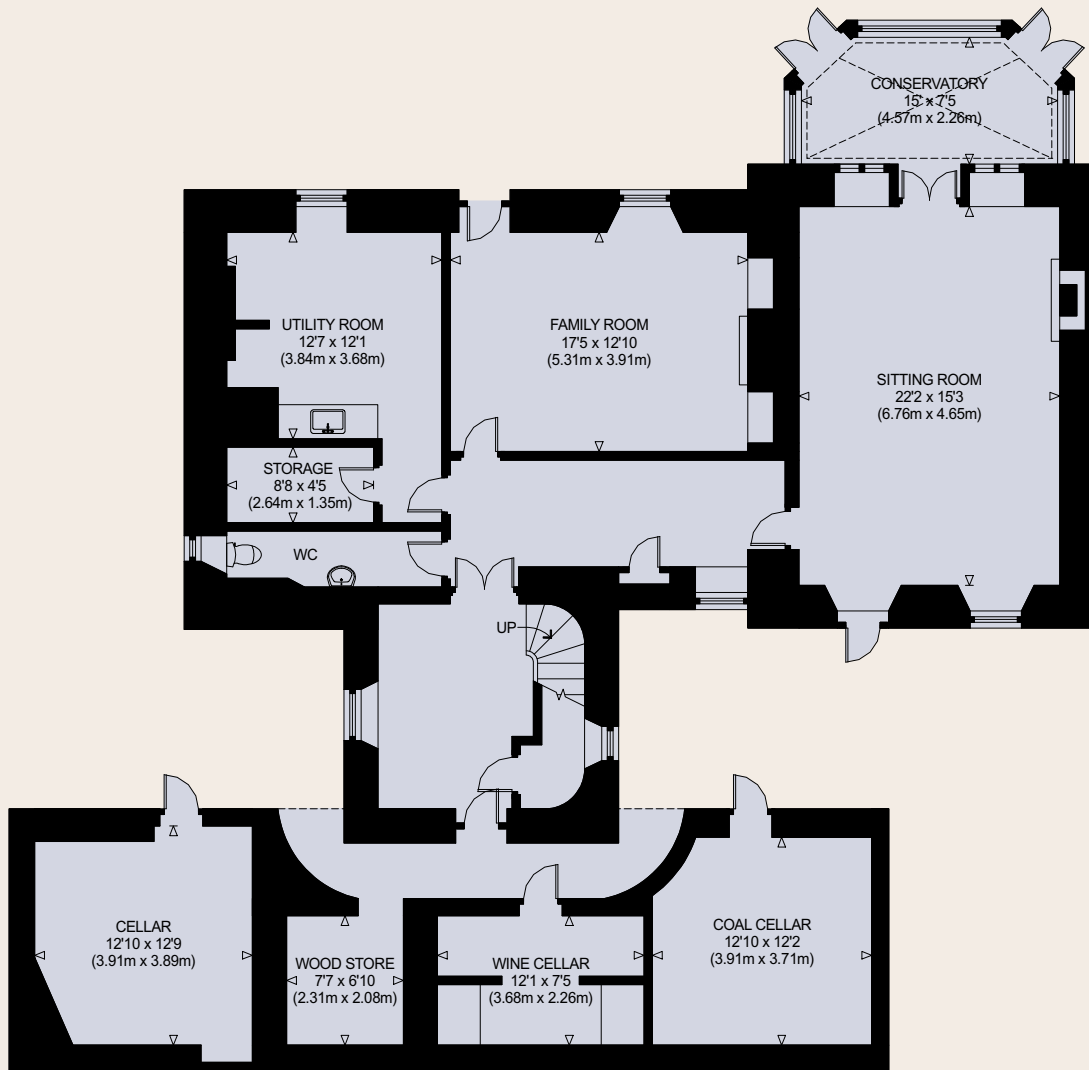
Approximate Gross Internal Floor Area  
4671 Sq Ft / 433.9 Sq M  
(Including areas of restricted height)

Garage / Store Area  
675 Sq Ft / 62.7 Sq M

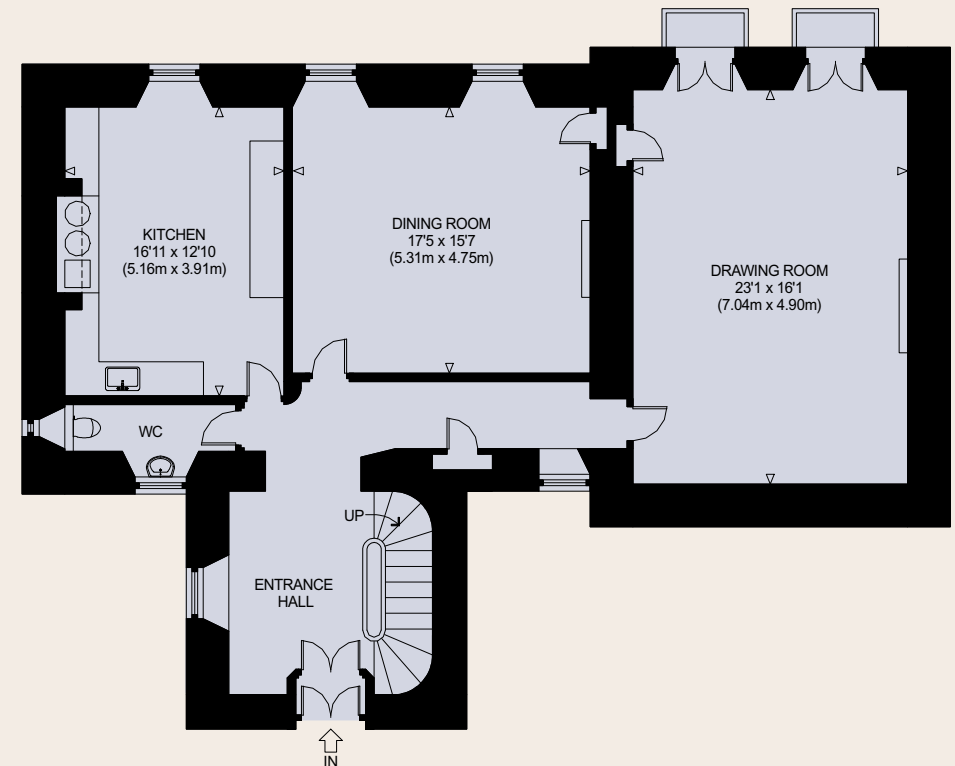
Cellar / Wood Store / Wine Cellar / Coal Cellar Area  
489 Sq Ft / 45.4 Sq M

Total Combined Floor Area 5835 Sq Ft / 542.0 Sq M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

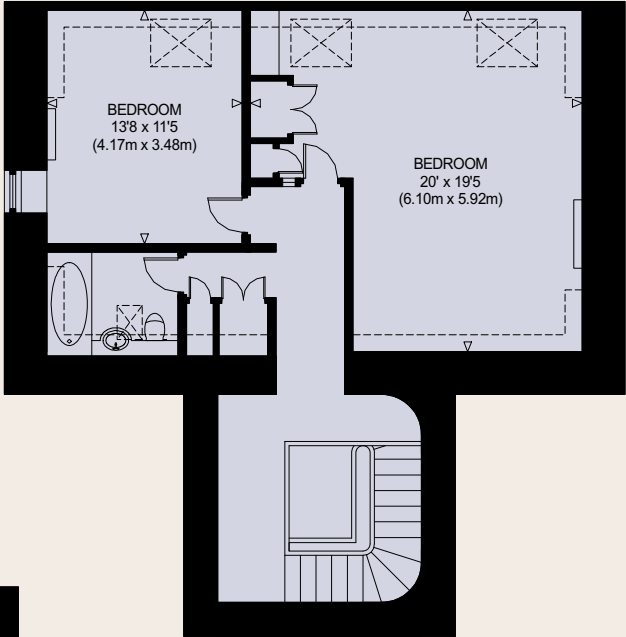


LOWER GROUND FLOOR

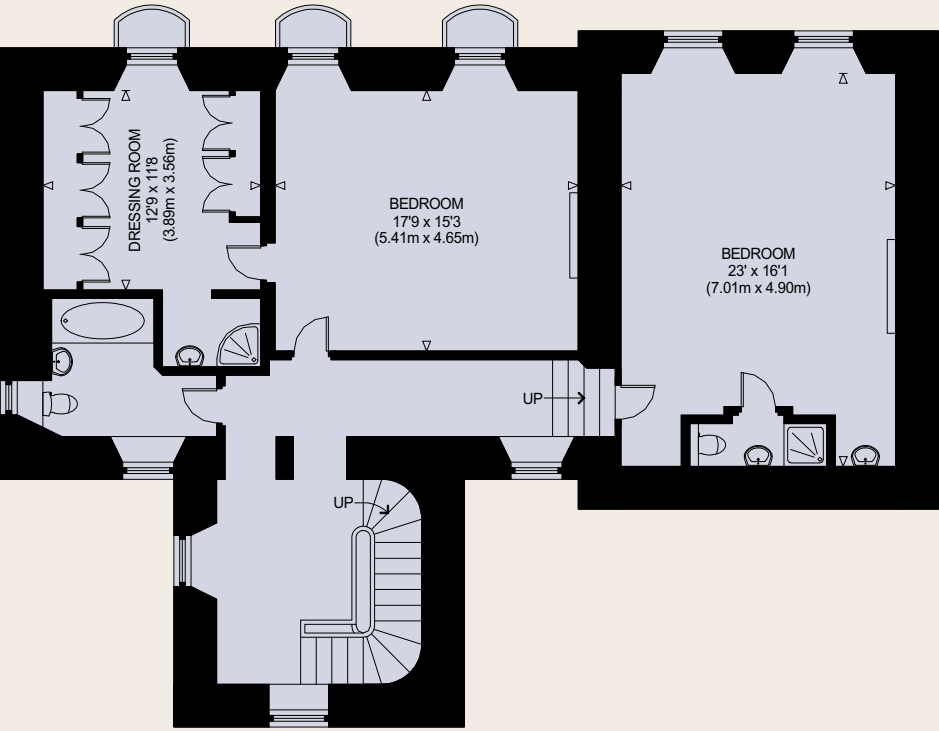


GROUND FLOOR

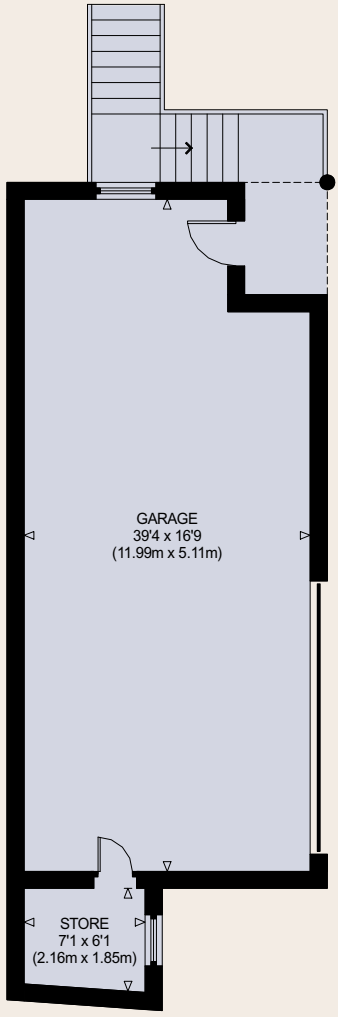




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



