



**Midfield** 39 Carberry Road, Inveresk, East Lothian

**STRUTT & PARKER**



## Midfield

39 Carberry Road, Inveresk,  
East Lothian, EH21 8PS

A superb, detached house on  
the edge of an historic  
conservation village

Edinburgh 9 miles, Edinburgh airport 17.5 miles

Ground floor: Hall | Dining hall | Drawing room  
Conservatory | Kitchen | Utility room | Guest  
bedroom with en suite bathroom | Study/  
bedroom 4 | Family bathroom

First floor: 2 Bedrooms | Bathroom

Off-street parking

Extensive and beautifully landscaped garden

**About 0.35 acres**

### The Property

Midfield is an exceptional, detached and extended cottage, which is thought to date from the mid-1800s. The house occupies a wonderful, accessible location on the edge of the conservation village of Inveresk, overlooking open countryside, only minutes away from the A1 and city by-pass. The house has extensive accommodation extending to approximately 2,620 sq ft and has been imaginatively renovated and extended by a previous owner in the mid-1990s.

The house is approached through a hall, which is lit by a pagoda and 4 small astragal windows. At the centre of the ground floor accommodation, is a large dining hall, which has an ornamental stone fireplace, 2 display alcoves and a door leading to the garden. From here, double doors lead into the drawing room, which has an exposed timber floor and as its focal point, an open fireplace with an Adam-style mantelpiece depicting crows, coral and seashells. From the drawing room, double doors lead into the fabulous conservatory/family room, which opens up into the garden through double doors. Throughout both of the conservatory and the kitchen, there is an oak floor. The kitchen, which was installed by the current owners, has a stainless steel sink with mixer tap, an exceptional range of wall and floor units, which incorporate silas stone worktops with integrated scales, breakfast bar, 2-oven Aga, Neff integrated appliances, including an electric oven, an induction 4-ring hob with Neff extractor over, dishwasher, fridge/ freezer. Adjacent to the kitchen, is a utility room with further floor units incorporating an integrated freezer, a stainless steel sink and a washing machine, which is included in the sale. On the far side of the conservatory, is a guest bedroom,











The bathroom has a free standing, roll-top bath and travertine tiled floor, wc, basin and a bidet. The ground floor accommodation is completed by a study/bedroom 4, which is served by a family bathroom opposite, which has a bath with a shower over, a basin in a marble surround, wc and cupboard.

The first floor is approached by a curved staircase, which leads to a galleried landing overlooking the dining hall. The master bedroom has a Juliet balcony, which overlooks the conservatory and has wonderful views over the surrounding countryside. There is a further double bedroom and a bathroom.

#### Outside

The property is approached through gates, which lead into a gravelled driveway. Adjacent to this is an area which has been given over to 6 solar panels which sit on a base of chipped slate. The garden is charming and has been developed by the current owners. Adjacent to the conservatory, is a patio, which leads into the landscaped garden via a pebbled pathway. The focal point of the garden is a pond with various water-loving species surrounding it. There are a number of apple trees, a large crab apple and various other shrubs and plants give interest and colour. The garden on the far side of the house is predominantly laid to lawn but has a small fruit cage and an area which has been cordoned off for a vegetable garden.

#### Location

Inveresk is a pretty village in East Lothian situated on slightly elevated ground on the north bank of a loop of the River Esk. It has been designated a conservation area since 1969 and boast properties of period and historic interest. The Inveresk area has a wide range of local facilities with supermarkets, shops, a library, medical centre, leisure complex, hotels,

restaurants, bars and various sporting clubs. Edinburgh offers a wide variety of cultural, shopping, leisure, medical and business facilities to be expected of Scotland's capital.

Primary and secondary schooling is available in Musselburgh. In addition, Loretto School, Scotland's oldest independent school takes children from 3 to 18 years old. Edinburgh has a wide range of private and public schools offering a wide choice to parents.

Edinburgh city centre is easily accessible from the property either via the A1 trunk road or by rail from Wallyford or Musselburgh stations. The A1 connects with the City Bypass and in turn with the national motorway network providing good road connections to the rest of the country. Edinburgh Airport has a range of regular flights to UK, European and international destinations. Edinburgh (Waverley) railway station is a link to the East Coast network providing easy access north and south.

East Lothian provides a wide range of activities and is renowned for the quality of its golf courses. Locally, there are three courses including Musselburgh Links, the oldest playing golf course in the world. Further afield, Muirfield, Gullane, Luffness and Archerfield are some of the best known courses in Scotland. The Firth of Forth with its sandy beaches is popular throughout the year with local families, holiday makers, horse riders, ramblers and dog walkers. The coastline is popular with windsurfers and kite surfers while there is a local yacht club at Fisherrow. Musselburgh Racecourse hosts both flat and national hunt racing throughout the year. The John Muir Way, which extends for almost 73km linking East Lothian with Edinburgh and the Scottish Borders offers magnificent views and provides the opportunity to experience the local flora and fauna.















## General

**Local Authority:** East Lothian Council. Tel: 01620 827827.

**Services:** Mains water, electricity, gas and drainage. Mains gas fired central heating.

**Note:** The services have not been checked by the selling agents.

**Council Tax:** Band G

**EPC rating:** Band D

**Fixtures and fittings:** The fitted carpets are included in the subjects of sale.

**Offers:** Offers are to be submitted in Scottish legal terms to the selling agents. Prospective purchasers are advised to register their interest in writing after viewing to the selling agents in order to be kept fully informed of any closing date that may be set.

## Travel Directions

Head south, out of the centre of Inveresk, on the A6124 Carberry Road. Cross the railway line and the property is first on the left, opposite Carberry Close.

**Viewing:** Strictly by appointment with the selling agents, Strutt & Parker's Edinburgh Office. Tel: 0131 226 2500.

If you require this publication in an alternative format, please contact this office on 0131 226 2500.

## Edinburgh

28 Melville Street, Edinburgh EH3 7HA

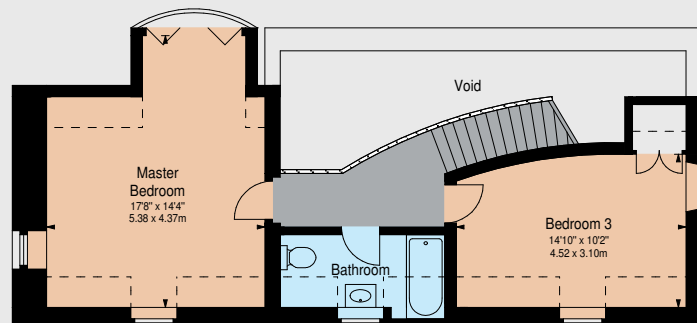
**0131 226 2500**

edinburgh@struttandparker.com  
struttandparker.com

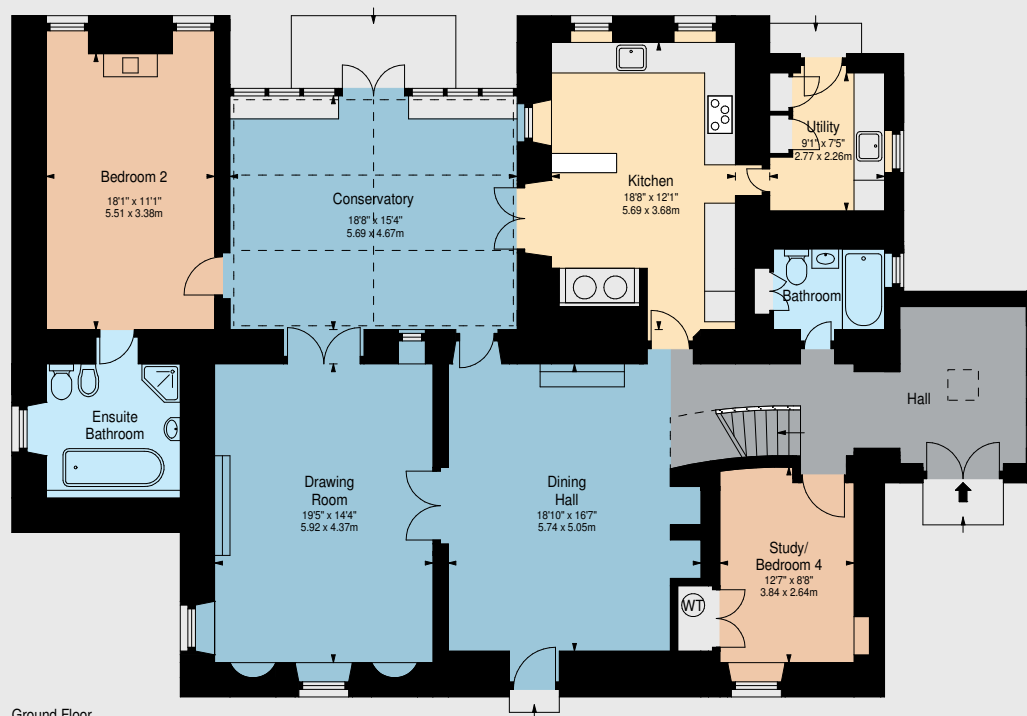
50 offices across England and Scotland,  
including 10 offices in Central London

## Midfield, Carberry Road, EH21 8PS

Approx. Gross Internal Area  
2620 Sq Ft - 243.40 Sq M  
For identification only. Not to scale.  
© Square Foot Media 2015



First Floor



Ground Floor

**IMPORTANT NOTICE:** Strutt & Parker LLP for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Strutt & Parker LLP has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Strutt & Parker LLP, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken September 2015. Particulars prepared September 2015. **MEASUREMENTS AND OTHER INFORMATION:** All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.