

# GARDEN FLAT

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WHITTINGEHAME  
HOUSE

WHITTINGEHAME, HADDINGTON, EAST LoTHIAN, EH41 4QA



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# A NOTE FROM THE INTERIOR DESIGNER



I was born in (now former) Yugoslavia and came to Scotland as a refugee during the civil war in 1992. My parents played a big part in giving me the freedom to express myself creatively from a young age. I have no training or qualifications in interior design, it's just something that has driven me for as long as I can remember. My mother was a true artist; she could draw, paint, design and was even a great photographer, but she never pursued a career doing what she was passionate about, and I think she always regretted it. So, I'm following my dream because she didn't.

My interior design career kicked off when my partner Graeme and I met. He was a property solicitor who had a vested interest in fixer uppers. Early on in our relationship, he let me design one of his projects and we haven't looked back since. We now both renovate houses full-time, and I work on individual projects for clients, as well as upcycling furniture in my workshop. I am passionate about individual design ideas focused on using renewable and recyclable materials, and I base my choices on pieces that tell a story about the type of person that would live in that home.

*Jelena Janjic*





# HISTORY & DESIGN CHOICES

**W**hittingehame House was divided into flats in the 1980s. Our apartment has been in the same family for over 30 years. Graeme and I bought it from his great uncle Frank, who was once Lord Mayor of London. The thing about old properties is that you're living in a piece of history and just adding your own layer to it. The renovation was extensive but the main design elements we implemented included: incorporating a utility room, creating a dressing room in the master suite, and adding an en-suite to the guest room.

The design for Whittingehame is high-end, but not boastful. I combined traditional and contemporary design to create a timeless finish, respectful to the era of the building. I wanted to use lasting, quality materials for this project, which is why I went for natural stone, brick, clay and wood. Natural materials tell the truth, they're not trying to be something they're not and they have their imperfections on display.

The flat has a very logical layout as it applies to light. The kitchen is north-facing, but also has one long east-facing window, so while you're having a morning coffee, the early light flows right through the room. The idea with the master suite was to create a dressing area within the east facing part of the room, where morning light floods into the en-suite and from there, you walk into the dressing area to get ready for the day. We separated the rest of the room with a wall so the sleeping area is darker.

The central 'great room', which we call the pillar room, for obvious reasons, is a diverse space. The concept of a great room comes from the great halls and chambers in medieval castles and stately homes and combines the roles of several more traditional rooms such as the family room, living room, and study into one space. Great rooms typically have raised ceilings and are usually placed at the centre of the home.





# NEWLY RENOVATED GARDEN FLAT

**E**xtensively and respectfully refurbished for modern living, with sumptuous interior design and beautiful original features, this four-bedroom apartment (occupying over 3,500 sq. ft.) makes excellent use of the light and space on offer, forming part of a significant A-listed mansion that was once home to British Prime Minister, Arthur Balfour. The apartment is situated in Whittingehame, in the heart of the East Lothian countryside, offering the tranquillity of a rural home with the amenities and services of the surrounding towns within easy reach, and the capital just over half an hour away.

- Garden flat forming part of an A-listed neoclassical mansion
- Tranquil, rural location in the beautiful East Lothian countryside
- Newly renovated turn-key home occupying over 3,500 sq. ft.
- Separate front door and entrance hall with built-in storage
- Magnificent dining hall with access to a store
- Open-plan living room and breakfasting kitchen with central island
- Sophisticated kitchen design, supplemented by a utility room
- Principal bedroom with dressing room and four-piece en-suite bathroom
- Guest suite with living area and en-suite shower room
- Two additional double bedrooms with characterful features
- Separate, beautifully appointed family bathroom
- Surrounded by historic woodland
- Private residents' parking
- Oil-fired heating, log-burning stove, and underfloor heating in bathrooms
- Recently restored sash-and-case windows
- Hardwired Wi-Fi boosters with cat 6 cables



## WELCOME INSIDE...



The apartment's front door opens into a bright entrance hall with fitted coat/shoe storage with a seat. The immaculate interiors are immediately apparent with neutral décor and herringbone floor tiles. The hall flows into a magnificent dining hall, where a trio of pillars add character to the space drawing the eyeline to the coffered ceiling, which creates a wonderfully light and airy atmosphere. Certain to be a fantastic sociable hub for any keen entertainer, the area offers ample room for a large dining table and chairs and additional reception furniture, with additional features including integrated lighting and an open Edinburgh Press with illuminated display shelving. The dining hall also affords access to a store which has previously been used as a wine cellar.

Combining the roles  
of several more  
traditional rooms into  
one space...



# THE OPEN-PLAN DINING KITCHEN LIVING ROOM

Pristine, contemporary interiors flow through to an impressive open-plan dining kitchen and living room. The living area provides a relaxed setting with plenty of space for lounge furniture, with the striking feature of a bespoke wood-burning stove, nestled within a characterful exposed brick fireplace and flanked by built-in storage.





A blend of traditional  
and contemporary design to  
create a timeless finish...

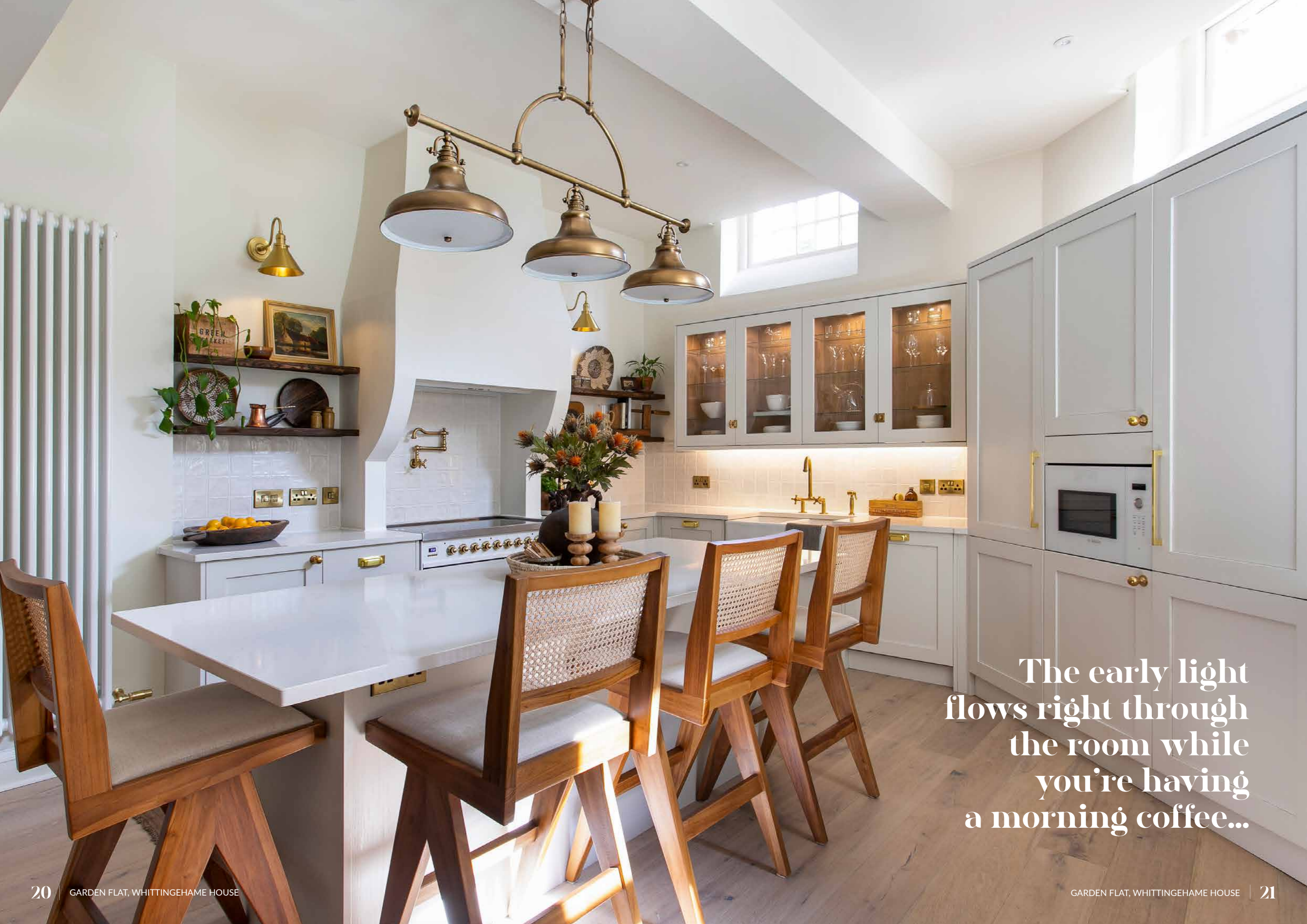


## Beautifully appointed with timeless Shaker-style cabinetry and attractive brass hardware...



The stunning kitchen is arranged around a central breakfasting island with seating for four and comes beautifully appointed with timeless Shaker-style cabinetry and attractive brass hardware, accompanied by luxury quartz worktops and a double ceramic sink. A traditionally-styled range cooker is nestled within the cabinets underneath an extractor fan and splashback tiling, whilst additional integrated appliances include a tall fridge, a tall freezer, a microwave, and a dishwasher. A separate fitted utility room provides matching cabinetry, a sink, and a discreet setting for laundry appliances.





The early light  
flows right through  
the room while  
you're having  
a morning coffee...

# LUXURIOUS PRINCIPAL SUITE

The apartment houses four double bedrooms. The luxurious principal suite boasts a particularly spacious footprint and includes an adjoining dressing room, screened from the sleeping area by a partition wall, as well as an opulent en-suite bathroom, complete with a freestanding bathtub, a walk-in enclosure with twin rainfall showerheads, a handset, and recessed shelving, twin washbasins atop a vanity unit, a WC, and a towel radiator, all enveloped by chic wall and floor tiles and featuring underfloor heating.







GARDEN FLAT, WHITTINGEHAME HOUSE



Get ready  
for the  
day in the  
adjoining  
dressing  
room, and  
en-suite...



GARDEN FLAT, WHITTINGEHAME HOUSE



# THE GUEST SUITE

The second largest bedroom is also an exceptionally spacious en-suite room with ample room for lounge and bedroom furniture and the characterful features of an original fireplace and a secret bookcase. The room could be utilised as a self-contained unit, guest suite, home office, or studio space. The guest suite's shower room comes complete with a walk-in enclosure with a rainfall showerhead, a vanity unit with a basin, a WC, a towel warmer, and underfloor heating.

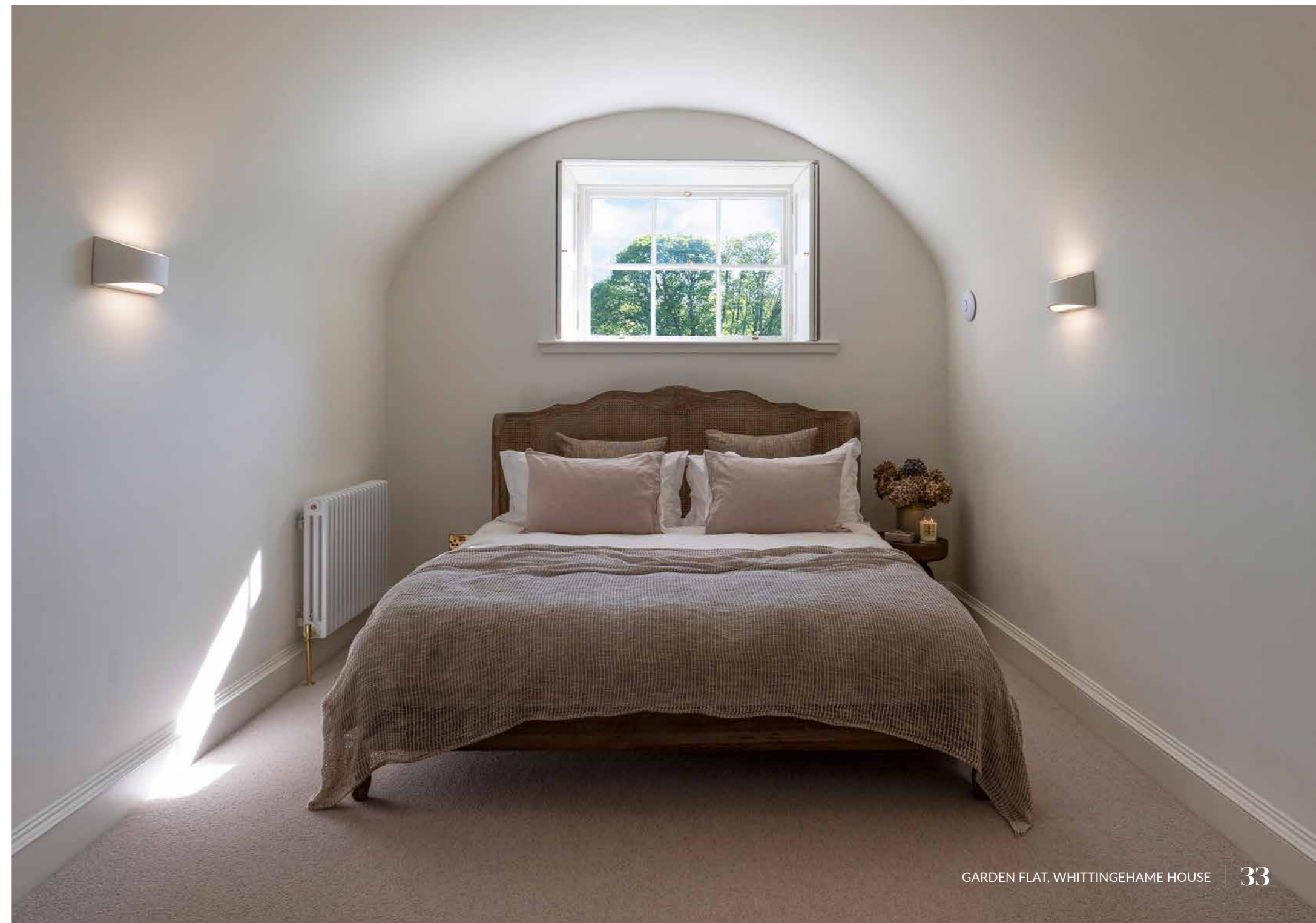






## A delightful arched ceiling adding character and charm...

**T**he third double bedroom is wonderfully light and airy and has a delightful arched ceiling adding character and charm. The fourth double bedroom neighbours, enjoying similar proportions.





# THE FAMILY BATHROOM

A family bathroom completes the outstanding accommodation on offer and comprises a freestanding bathtub with a shower attachment and a ceiling-mounted rainfall showerhead, a WC-suite (with vanity storage), a towel radiator, and underfloor heating. The home benefits from an oil-fired central heating system alongside the log-burning stove and the underfloor heating in the bathrooms.



## PROPERTY NAME

Garden Flat, Whittingehame House

## LOCATION

Whittingehame, EH41 4QA

## APPROXIMATE TOTAL AREA:

331.0 sq. metres (3563.0 sq. feet)

-  Living
-  Bedrooms
-  Bathrooms

## Viewing Arrangements

By appointment telephone Cullerton's  
on 0131 225 5007

HR Value £775,000  
EPC Rating - C

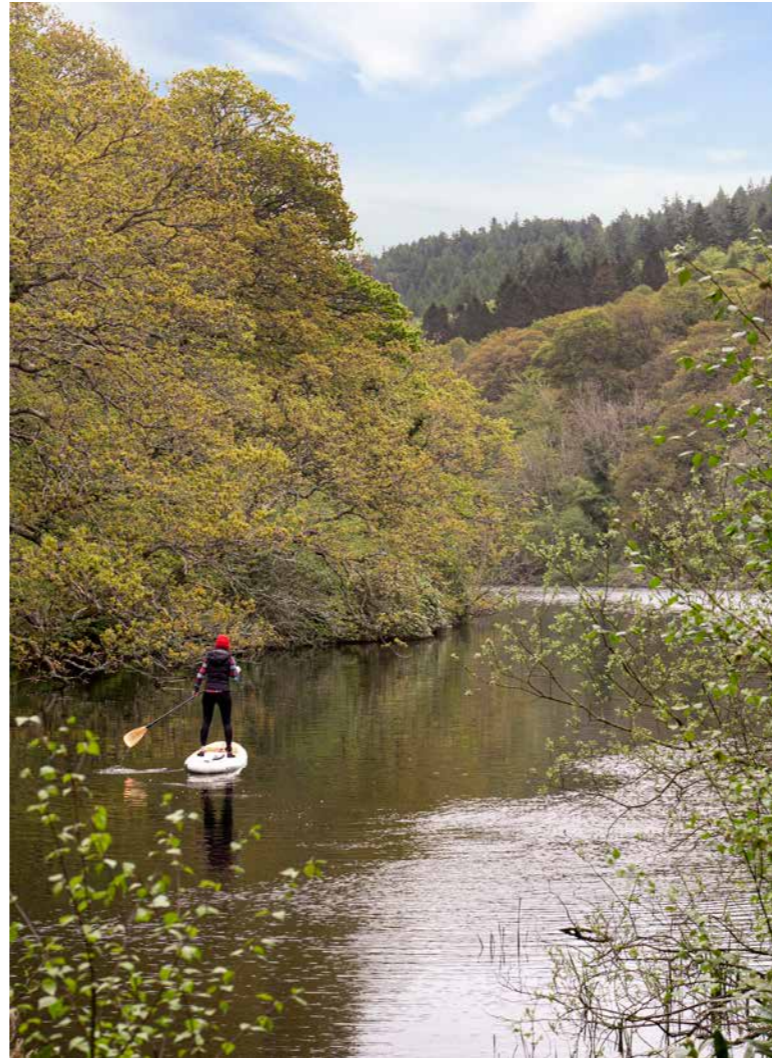


# WHITTINGEHAME

SURROUNDED BY LUSH HISTORIC WOODLANDS AND THE WHITTINGEHAME WATER, SNAKING THROUGH UNSPOILT COUNTRYSIDE

The small, exclusive village of Whittingehame is nestled in the unspoilt East Lothian countryside, only a 40-minute drive from the very centre of the capital of Scotland, Edinburgh. Surrounded by lush historic woodlands and the Whittingehame Water, snaking through unspoilt countryside, the immediate area offers magnificent walks and wildlife. The village itself is probably best known for Whittingehame House, but also comes with a 13th century A-listed Tower, and a church. The nearest next village is Stenton, a picture-perfect conservation village with a primary school, church, bowling club and village hall. A little further away (3 miles) is the conservation village of East Linton, with its picturesque High Street lined with period properties and an impressive range of village amenities, including outstanding restaurants and a mini supermarket, a butcher, post office, cafés, and hotels. The kind of lifestyle that can be enjoyed in this stunning part of the country is that of ultimate relaxation and enjoyment of the outdoors, with more thrilling activities also on offer.

East Lothian is known as Scotland's Golf Coast, and it's easy to see why - the area boasts 21 fantastic courses, with the highest concentration of championship links golf courses in the world! All East Lothian courses are within easy driving distance of the property, but some of the closest include The North Berwick Golf Club, Glen Golf Club, Archerfield and The Renaissance Club, Muirfield, and three courses in Gullane, meaning you are truly spoilt for choice when it comes to teeing up. The Archerfield Estate is also home to a luxury spa retreat for those who prefer to relax, with alternative options available at Marine North Berwick and Whitekirk Hill. The beautiful coast also offers excellent opportunities for watersports, including wild swimming, paddleboarding, and surfing, with the area boasting an outdoor adventure hub (Foxlake) offering exhilarating, adrenaline-filled outdoor activities. Whittingehame enjoys excellent transport links with the A1, connecting it directly to Edinburgh and the south. Railway services can be obtained Dunbar, with regular trains to Edinburgh and London.





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