

# WEST WING

WHITTINGEHAME HOUSE, HADDINGTON, EAST LOTHIAN, EH41 4QA

*A magnificent 3-storey family home forming part of one of Britain's most remarkable, A-listed Neoclassical Houses*



CULLERTON'S



# CULLERTON'S

## WELCOME TO CULLERTON'S THE ETHICAL PROPERTY PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

## AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



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## Welcome to West Wing

*An exceptional home, forming part of the historic A-listed Whittingehame House*

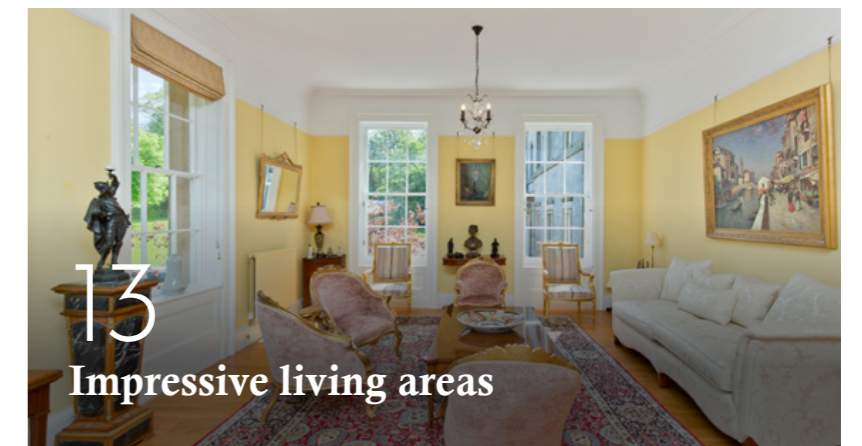
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# Property Name

West Wing, Whittingehame House

# Location

Haddington, East Lothian, EH41 4QA

Approximate total area:

534.7 sq. metres (5755.6 sq. feet)

- Ground Floor
  - First Floor
  - Second Floor
  - Workshop





# A TRULY EXCEPTIONAL & UNIQUE HOME

Offering a truly exceptional and unique home steeped in history, this five-bedroom house boasts over 5700sq.ft of accommodation and forms part of the magnificent Whittingehame House, an A-listed neoclassical mansion which once called itself home to British Prime Minister, Arthur Balfour. The extraordinary home has been tastefully and sympathetically upgraded to a modern standard, whilst still retaining some period features and appreciating the history of the house, resulting in a contemporary, yet characterful home which has been designed with the modern family in mind, with five/six bedrooms, multiple reception areas, a dining kitchen, and five bathrooms (plus two separate WCs) arranged over three floors.

## GENERAL FEATURES

- Exceptionally impressive house forming part of the A-listed Whittingehame House
- Beautifully presented interiors, designed to a high specification whilst retaining period charm
- Wonderfully bright and spacious, family orientated accommodation over three floors
- Over 5700sq.ft of accommodation
- Home Report value - £1,500,000 | EPC Rating - E

## ACCOMMODATION FEATURES

- Generous entrance vestibule and grand snug/reception hallway with large store and WC
- Magnificent drawing room with triple-aspect windows
- Beautifully appointed, timeless kitchen with dining area and separate utility room
- Spacious and versatile family room/sixth bedroom
- Fantastic cinema room/potential games room
- Office for homeworking/studying
- Luxurious principal bedroom with walk-in wardrobe and five-piece en-suite bathroom
- Four further double bedrooms, three with en-suites
- Separate, stylish four-piece family bathroom
- Efficient oil-fired central heating

## EXTERNAL FEATURES

- Beautifully maintained, generous private gardens
- Private garage and two additional spaces, as well as access to residents' and visitors' parking





# A GRAND INTRODUCTION TO INSPIRED INTERIORS

Welcoming you into the home and immediately setting the standard for the breath-taking accommodation to follow is a large entrance vestibule, with ample space for coat and shoe storage and eye-catching monochrome floor tiling. From here, double doors lead through to an impressive reception hallway, where warm wood flooring and neutral décor create an inviting ambience, and a spacious footprint allows for a choice of reception furniture. The hall is accompanied by a cloakroom WC and a large walk-in store.



# TIMELESS ELEGANCE

The magnificent drawing room is on the second floor, ideally positioned to enjoy wonderful leafy views of the grounds through large triple-aspect windows (with working shutters) which also flood the space with sunny natural light throughout the day.



# RELAX AS A FAMILY & ENTERTAIN GUESTS

The room offers a generous footprint which allows for endless configurations of lounge furniture, and it is decorated in warm hues, enhanced by a picture rail, cornicing, and wood flooring, whilst a striking fireplace creates an ideal focal point and a warm atmosphere during the colder months.





# THE HOMES VERSATILE SPACES

The southeast-facing home office neighbours the drawing room and is perfect for those requiring a quiet space to work, study, or write, with tasteful décor and inspiring open views over the grounds. A versatile room on the ground floor provides the perfect space for a more relaxed setting in which to relax as a family in the evenings, with alternative uses including a children's playroom, a teenager's den, or even a sixth bedroom, if desired. A cinema room on the first floor completes the selection of reception areas, perfect for family film nights, whilst also offering the option to be utilised in a number of different ways to suit the new owner's needs, such as a games room, gym, or studio.



# BESPOKE DINING KITCHEN

The beautifully appointed, bespoke kitchen by Sculleries of Stockbridge is sure to appeal to home cooks and budding chefs alike, and it is a sociable hub of the home in everyday family life and for dinner parties, with fixed seating and a bespoke, handmade table for multiple diners. Here, timeless, Shaker-inspired cabinets are accompanied by beautiful granite worktops, whilst neatly integrated appliances comprise twin Neff ovens, a five-burner gas hob, an extractor hood, a wine cooler, and a dishwasher. An American-style fridge/freezer is also included, whilst a large pantry and a separate utility room across the hall supplements the kitchen, offering additional matching cabinetry and workspace, a sink, a clothes pulley, a washing machine, and a tumble dryer.







# HOTEL INSPIRED PRINCIPAL SUITE

The luxurious principal bedroom is reminiscent of a high-end hotel suite, with a generous sleeping area, presented with neutral décor, charming feature wallpaper (including on the feature pillar), and a plush carpet for optimum comfort underfoot, a walk-in wardrobe with fitted storage, and a fabulous, five-piece en-suite bathroom.





There are a further four double bedrooms in the house, all decorated in mostly neutral tones and fitted with plush carpeting, with one boasting a four-piece en-suite bathroom and two featuring en-suite shower rooms.



# BEAUTIFULLY APPOINTED

WASHROOMS



The principal bedroom's sumptuous en-suite is almost fully tiled with stylish marble-inspired tiling and boasts a large freestanding bathtub with a waterfall tap, a deluxe walk-in shower with a ceiling-mounted rainfall showerhead, twin sinks set into vanity units, accompanied by wall-mounted, back-lit mirrored vanity cabinets, and a tall chrome towel warmer.







Bedroom two's chic en-suite bathroom comprises a spa bath with a waterfall tap, a walk-in enclosure with a rainfall showerhead, a basin set into vanity storage with an additional mirrored storage unit above, and a WC. The remaining two en-suite shower rooms comprise shower cubicles (one with a rainfall shower), vanity units with inset basins, and WCs, both with understated wall and floor tiling. Finally, the separate family bathroom comes complete with a bathtub, a separate walk-in enclosure with a rainfall showerhead, a WC-suite, and excellent vanity storage. The home also has two separate two-piece WCs – one on the ground floor, leading off the hall, and the other accessed from the first-floor landing. The bathrooms and WCs all have the benefit of underfloor heating.

The home is kept warm by an oil-fired central heating system and retains its characterful, traditional sash-and-case windows.





# STUNNING PRIVATE GARDENS

Externally, the superb home is perfectly complemented by beautifully maintained private gardens, including generous gravelled and paved areas for outdoor seating, a charming feature pond flanked by neat shrubbery, and a wealth of leafy mature trees and neat hedges. Excellent private parking is provided by a garage (with an adjoining gym/store) and two additional spaces, as well as access to additional residents' and visitors' parking.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, washing machine, and dryer will be included in the sale.





WEST WING

# WHITTINGEHAME

NESTLED IN THE UNSPOILT EAST LOTHIAN 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 GREAT OUTDOORS

The nearest next village is Stenton, just over two miles away and reachable by road in around seven minutes, a picture-perfect conservation village with a primary school, church, bowling club and village hall. A little further away (3.5 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, as well as a train station providing links to Edinburgh in just over 20 minutes.

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 (26-minute drive), Glen Golf Club (25-minute drive), Archerfield and The Renaissance Club (26-minute drive), Muirfield (26-minute drive), and three courses in Gullane, which is also a 25-minute drive away, 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, with the latter just over 15 minutes away by road. The beautiful coast also offers excellent opportunities for watersports, including wild swimming, paddleboarding, and surfing, with the area boasting an outdoor adventure hub (Foxlake, which is a 12-minute drive away) 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 from East Linton or Dunbar, with regular trains to Edinburgh, Newcastle, and London, whilst the capital's airport is just over 33 miles away.





## MARK CULLERTON

### THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

### CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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### THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.



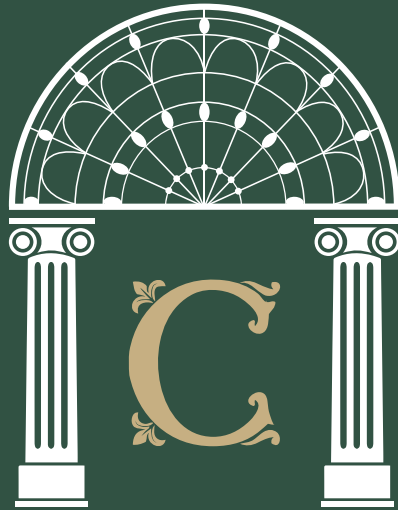
### GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

### OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud

to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



# CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

[WWW.CULLERTONSPROPERTY.CO.UK](http://WWW.CULLERTONSPROPERTY.CO.UK)

[INFO@CULLERTONSPROPERTY.CO.UK](mailto:INFO@CULLERTONSPROPERTY.CO.UK)



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## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.