



Offers Over

£480,000

Bankton House North, Johnnie Copes Road

Tranent | East Lothian | EH33 1NG

A truly rare opportunity has arisen to acquire this most impressive B-Listed home, steeped in history and forming part of the distinguished 18th century Bankton House. Once the residence of Colonel James Gardiner, who fell at the Battle of Prestonpans in 1745, this remarkable house has been meticulously renovated by The Lothian Building Preservation Trust to the exacting standards required by Historic Scotland and today comprises of four self-contained properties, each restored with exceptional care.

-  3-4 Bedrooms & 1 study/home office
-  1-2 Public rooms
-  2 Bathrooms & 2 WC apartments
-  8 acres of incredible communal garden grounds
-  Resident's parking and private garage
-  EPC Rating – C
-  Council Tax Band - F



Description

Bankton House North is set amidst 8 acres of impressive communal garden grounds featuring sweeping lawns, large fruit orchard and mature woodland, providing a rare and tranquil setting. A delightful space to enjoy throughout the seasons. Despite the seclusion, the location offers superb connectivity with Prestonpans railway station within walking distance providing a regular direct service to Edinburgh Waverley in under twenty minutes, while the A1 gives easy access by road to the city and beyond. A wide choice of local shops, cafes and everyday services can be found in the town, with larger supermarkets and retail outlets a short drive away. Families will value the proximity of well-regarded local schools, together with the access to East Lothian's coastline, beaches and countryside walks. Bankton House North offers a lifestyle that blends heritage, comfort and convenience, in one of East Lothian's most historically significant settings.



Combining the grandeur of its heritage with modern comforts, the property is offered to the market in true-move-in condition. The beautifully presented, flexible accommodation which is arranged over four floors comprises; welcoming reception hall with practical two-piece WC apartment. A spiral staircase leads to the first floor where the south-facing sitting room can be found, affording magnificent open views and featuring an open fire and working shutters, this room offers an elegant yet welcoming space. The sizeable dining room offers an ideal setting for family gatherings and entertaining, while also providing versatility to serve equally well as a generous double bedroom. The contemporary kitchen, which also enjoys incredible open views, is fitted with a range of wall and base units with built-in hob with hood above, separate electric oven with further appliances included in the sale. A dedicated study enhances the home's versatility, ideal for modern working life. Located on the second floor is the substantial principal bedroom featuring a large three-piece modern en-suite bathroom with built-in storage with quaint porthole-style window with views across to Fife. There is a further good sized double bedroom together with a stylish four-piece bathroom. The top floor really does offer the most superb views from the third double bedroom and there is a convenient two piece WC apartment. Further benefits include gas central heating and it should be noted that there are excellent storage provisions throughout the property with a private external store. Resident's also have access to private parking and there is a single garage adjacent to the property.

Bankton House North offers families and professionals the opportunity to enjoy a unique blend of historic character, modern refinement and exceptional surroundings.

Extras

All the fitted floor coverings and light fittings shall be included in the sale together with the built-in hob, oven and hood, fridge freezer and dishwasher.

Gardens and parking

The residents of Bankton House have access to the beautiful grounds which includes 8 acres of impressive gardens featuring sweeping lawns, a large fruit orchard and mature woodland. Resident's parking is available and Bankton House North also benefits from a private single garage, lying adjacent to the building.

Viewing

By appointment with Neilsons on 0131 625 2222.





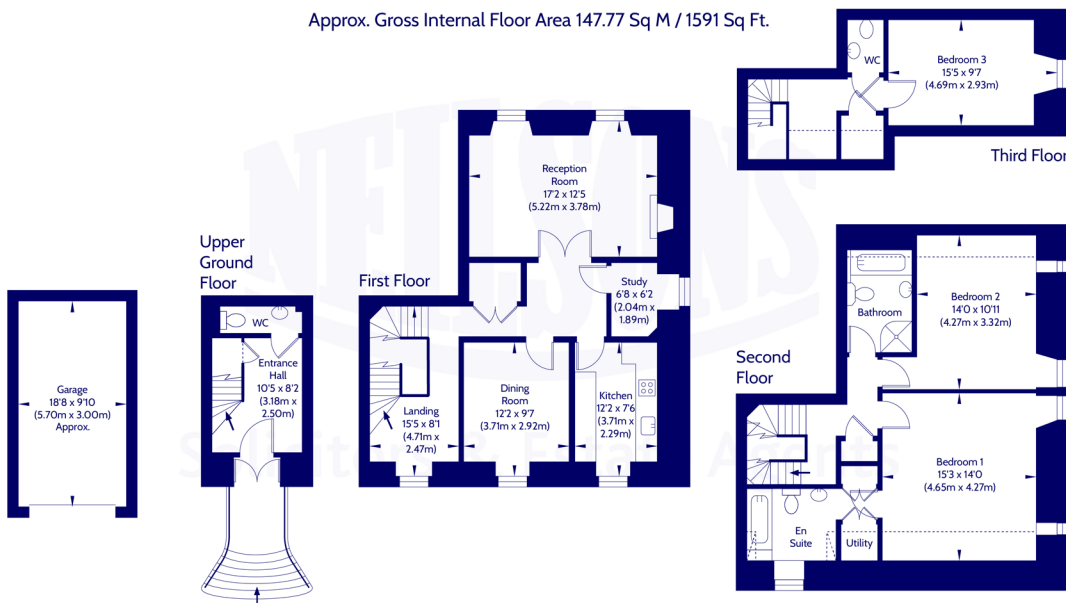
Location

Bankton House North enjoys a peaceful semi-rural setting on the outskirts of Prestonpans, within the historic grounds of Bankton House. Despite its tranquil environment, the property is exceptionally well placed for modern living. Prestonpans railway station is within walking distance and offers a direct service to Edinburgh Waverley in around 14 minutes, making the location highly convenient for commuters. The A1 is also close at hand, offering swift road access into the city centre, the Borders and beyond. The town of Prestonpans provides a good range of everyday amenities including local shops, supermarkets, cafés and restaurants, together with sports and leisure facilities. Families are well served with reputable local schooling at both primary and secondary levels, while the surrounding area offers a wealth of recreational opportunities. East Lothian is renowned for its stunning coastline with sandy beaches at Longniddry, Gullane and North Berwick, as well as its many golf courses, country parks and walking routes. This superb location offers an outstanding balance of history, convenience and lifestyle, with the attractions of the capital city within easy reach and the natural beauty of East Lothian on the doorstep.





Approx. Gross Internal Floor Area 147.77 Sq M / 1591 Sq Ft.



Area excludes garage and annotated areas under coombed ceilings.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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