



11 Damhead Holdings
Lothianburn, Midlothian, EH10 7DZ

CALL US ON 0131 447 4747

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For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance porch with storage.
- Direct access to a spacious dining kitchen with appliances.
- Reception hall with excellent storage & access to attic storage space.
- Cloakroom/WC.
- Attractive sitting room with wood burning stove.
- Sunroom with French doors to patio & rear garden.
- South facing views across fields to surrounding hills.
- Two double bedrooms, one with built-in wardrobes.
- Further double bedroom currently used as a dining room.
- Single bedroom.
- Shower room.
- Oil fired central heating.
- Double glazing.
- Chipped stone driveway providing ample parking.
- Beautifully maintained gardens to front, side & rear.
- Patio areas within the garden areas.
- Numerous outbuildings.
- Six acres of land. Including fields with crops.
- Two carports, one currently used as a wood store.
- External water taps.

GENERAL DESCRIPTION

A fabulous semi-detached cottage situated within open countryside in the small district of Lothianburn in Midlothian on the outskirts of Edinburgh yet only a 15-20 minute drive from Edinburgh City Centre. The property boasts an idyllic setting which is accessed via a private road situated within six acres of land with the cottage itself surrounded by beautifully maintained garden areas.

There are numerous outbuildings which in the past have served as piggeries and workshops and would be suitable for people who have their own business and require storage or are looking to keep horses or livestock. Five acres of the land are currently leased for different purposes but at the time of sale all leases will have ended.



A FABULOUS SEMI-
DETACHED COTTAGE
SITUATED WITHIN OPEN
COUNTRYSIDE





LOCATION

Damhead is located in the district of Lothianburn, in Midlothian on the southern outskirts of Edinburgh. The property is ideal for the commuter being conveniently placed for accessing the city bypass, which connects to the main motorway network. Straiton Retail Park is located only two miles from the property offering a wide range of shops including Costco, IKEA, Mark & Spencer's, Next and a Sainsbury's superstore in addition to restaurants and food outlets. The nearby communities of Bilston, Loanhead and Penicuik offer an array of independent retailers in a close-knit setting whilst a trip into the bustling and highly regarded Morningside is only 10 minutes away by car. Within the area are well-regarded schools catering for all levels and recreational opportunities are plentiful and include peaceful walks and cycles in the Pentland Hills Regional Park while Midlothian Snowsports Centre at Hillend offers the opportunity to enjoy some skiing or snowboarding.

DIRECTIONS

Coming from Edinburgh on the A702 Biggar Road you take the A703 Seafield Moor Road. Approximately 0.5 miles along the A703 there is a private road on your righthand side. Follow this road to the very end at which you will find 11 Damhead Holdings.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS AND POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FRIDGE, FREEZER AND AUTOMATIC WASHING MACHINE.



COUNCIL TAX BAND: G.

TRAIN STATION: APPROXIMATELY 5.9 MILES TO HAYMARKET TRAIN STATION.

AIRPORT: APPROXIMATELY 10.5 MILES TO EDINBURGH AIRPORT.

BUSES: WITHIN 500 METRES.

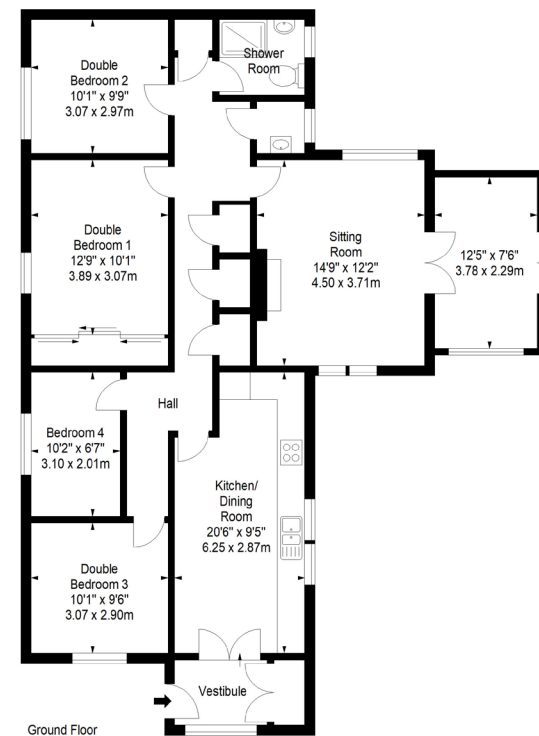
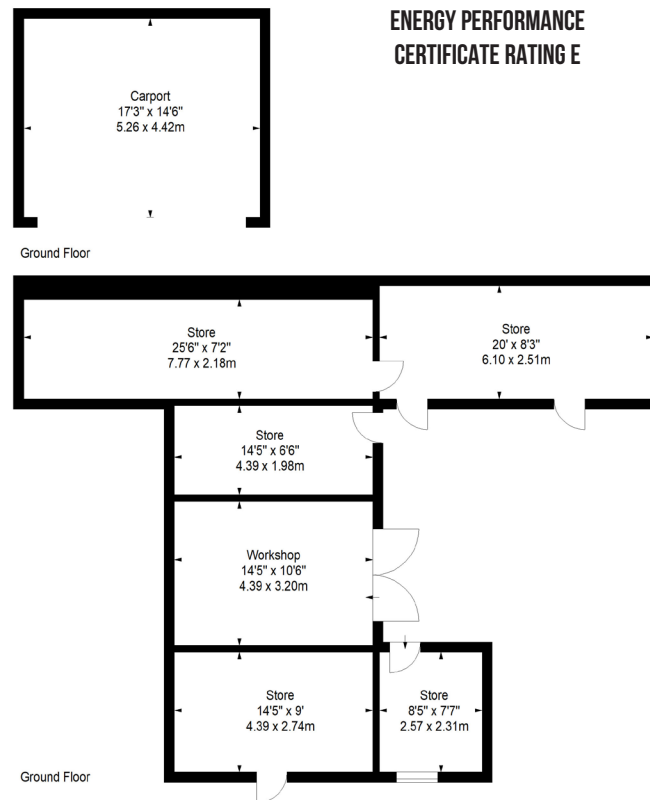
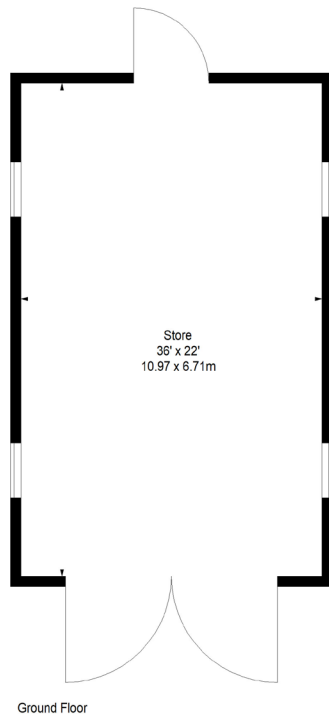
Damhead,
Lothianburn,
Edinburgh,
Midlothian, EH10 7DZ



Approx. Gross Internal Area
1209 Sq Ft - 112.32 Sq M
Out Buildings
Approx. Gross Internal Area
1861 Sq Ft - 172.89 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING E



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Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.