





# Pentland View

Carberry, East Lothian, **EH21 8PZ**

## Property Summary.

Pentland View was the original Factor's House for the Carberry Estate under the ownership of Lord and Lady Elphinstone. This is one of the finest properties within Carberry, not only one of immense style and character, but one that is sheltered and private, bounded by established garden grounds and light woodland policies. The area is steeped in history, associated with the Battle of Pinkie and the monument of Queen Mary's Mount, where Mary Queen of Scots surrendered to the English in 1567. The area is home to an abundance of wildlife, The Viewpoint which is just up from this property, commands stunning views across Edinburgh's city skyline and beyond.















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This is the perfect country home in a secluded setting which has an abundance of first class amenities on hand.

## Features.

-  Entrance Vestibule
-  Hall
-  Lounge with wood burning stove
-  Sitting/Diningroom
-  Family sized Kitchen/Diningroom with Aga, pantry cupboard & understairs storage
-  Utilityroom with walk in cupboard
-  Downstairs W.C.
-  Family Bathroom
-  Luxury Showerroom
-  Four Bedrooms
-  Oil fired central heating
-  Detached garage
-  Extensive private garden grounds





The accommodation is generously proportioned and is laid over two floors, enhanced by fine original pitched pine finishes. The property has been maintained to an excellent specification throughout, and will appeal to many purchasers including downsizers and those with a growing family. One is immediately impressed by the abundance of natural light this property boasts, many rooms having a dual aspect over the private garden grounds. A new oil fired central heating boiler will be installed to serve radiators throughout, complemented by an Aga range in the family sized Kitchen and a wood burning stove in the Lounge.

The garden grounds are extensive and private giving this property the most incredible environment with recreational areas. There is an abundance of mature trees which screen the grounds, with extensive lawns, flower borders and a patio area, making the most ideal of outdoor private policies. A private drive-way and parking area is suitable for several cars and gives access to a single car sized garage.



## Floor Plans.

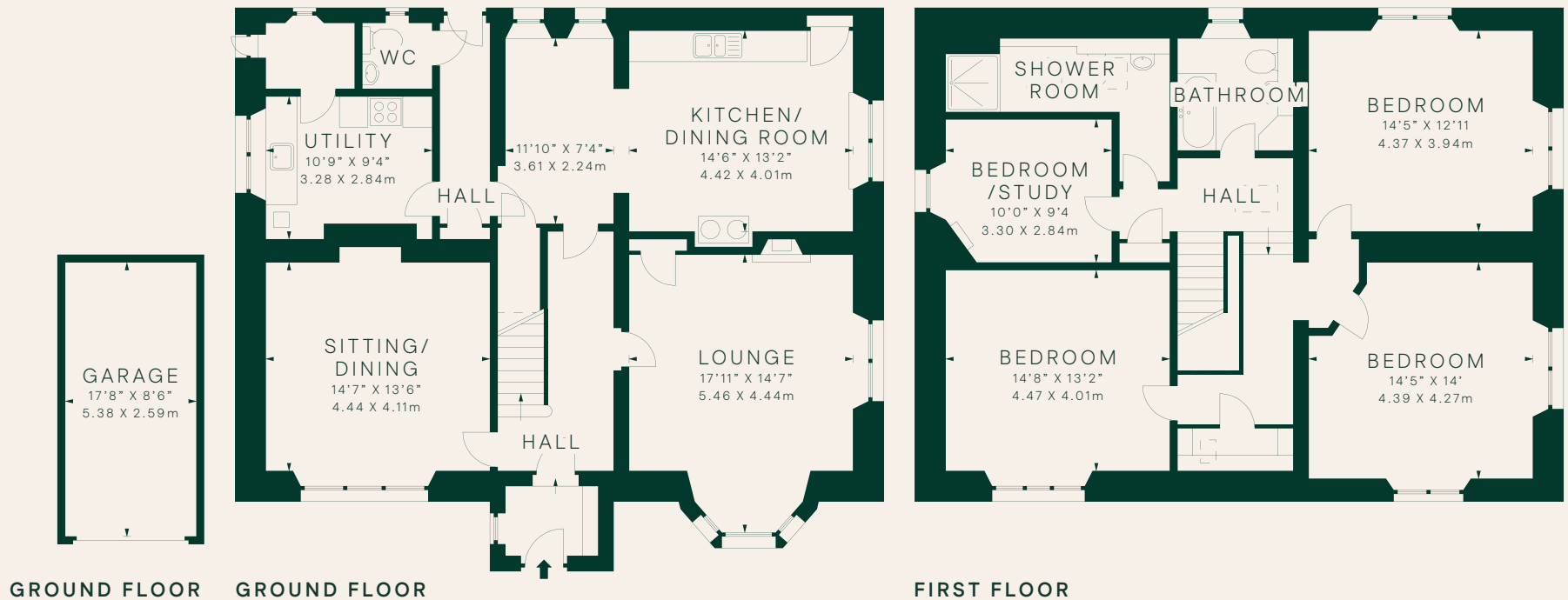
For illustrative purposes | Not to scale

Approximate Gross internal Area: 2282 ft<sup>2</sup> / 212 m<sup>2</sup>

Garage Approx Gross internal Area: 151 ft<sup>2</sup> / 14.03 m<sup>2</sup>

COUNCIL TAX BAND | G

ENTRY | Negotiable



The hamlet of Carberry is one that is associated with Carberry Tower which was originally part of the estate. These estate and woodlands are now owned by Buccleuch Estates with Carberry Tower a privately owned country house hotel. The property is ideally situated for access to first class amenities in nearby Musselburgh and Dalkeith, where there are Tesco, Aldi, Lidl, Sainsbury local and Morrison stores. The Fort Retail Park is a short drive away where there are a wide variety of High Street retailers including a Marks & Spencer store. For commuters, there are train services to and from Edinburgh and to the surrounding areas from nearby Wallyford or Newcraighall. Schooling which ranges from nursery through to secondary are within close proximity including Loretto private school within nearby Musselburgh.



## Extras.

All fitted carpets, light fittings, blinds, shutters, curtains, the wood burning stove, the Aga, the Pine Kitchen dresser, island with matching butchers blocks, electric cooker, washing machine, dishwasher, integral fridge, log stores and timber shed. Please note, all appliances and fires have not been tested by us, therefore no warranty or guarantee will be given as to their suitability for use or working condition, and will be sold as seen.



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## Location.

East Lothian boasts the finest of coastlines and open countryside, with incredible beaches, world famous golf courses and quaint market towns. There are two highly regarded equestrian liverys close-by, in addition to superb hacking, cycling and walkways. The magnificent Dalkeith Country Park with Restoration Yard is a short drive away which hosts many attractions all year round.

## Contact.

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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. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

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