



Carnethy, Seafield

Bilston, Roslin, EH25 9RQ



5



4



2



240sqm

EPC

G

AS Anderson
Strathern

Carnethy, Seafield

Bilston, Roslin, EH25 9RQ

Set within expansive grounds measuring around 1.85ac, this substantial two-storey detached property presents a rare opportunity to acquire a home of impressive scale and potential. The property is in need of complete renovation, making it an ideal project for those looking to create a bespoke family home.

Offering approximately 240sqm of internal space, the ground floor includes a vestibule, entrance hall, living and dining rooms, kitchen, sunroom, bedroom, and WC. The first floor features the upper hall with skylight, four double bedrooms, two dressing rooms, a bathroom and a separate shower room.

Outside, vast grounds are enhanced by Boghall Burn running through the garden, and a collection of outbuildings, including a 46sqm brick-built one bedroom detached cottage.

Located in a semi-rural commuter village on the outskirts of Roslin, the home enjoys convenient access to local amenities while offering exceptional space and scope in a tranquil setting.

Property features

- Complete renovation project
- Great potential
- 1.85ac of land
- Flexible floor plan
- Desirable location
- Period features
- Bay windows





Location

Located approximately 9 miles south of Edinburgh city centre, the property is served by a comprehensive range of shops and services in Penicuik, which include independent retailers, supermarkets, leisure facilities, medical and veterinary practices and a choice of hotels, bars and restaurants. Glencorse Primary School and Beeslack Community High School provide local schooling. Public transport is available at Auchendinny with services north and south. There are excellent road connections to the city bypass, Glasgow, the South and the motorway network of the central belt.

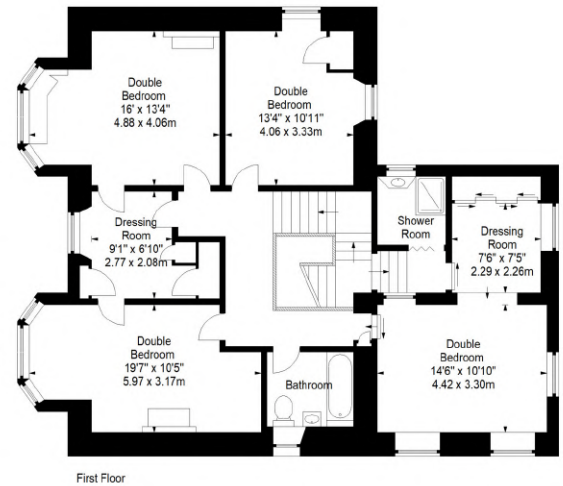
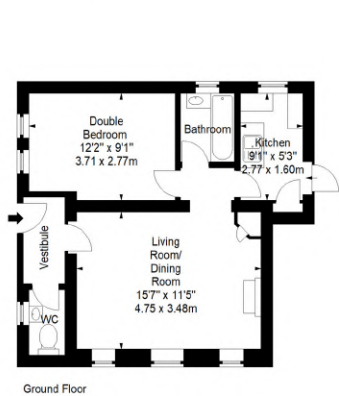
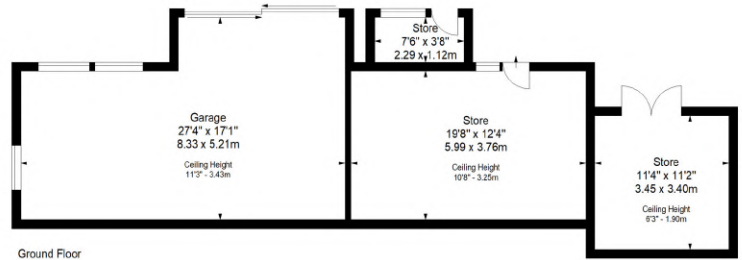




Carnethy,
Bilston,
Roslin,
Midlothian, EH25 9RQ



Approx. Gross Internal Area
2488 Sq Ft - 231.14 Sq M
Gardener's Cottage & Outbuildings
Approx. Gross Internal Area
1285 Sq Ft - 119.38 Sq M
For identification only. Not to scale.
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Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated and free standing appliances, light fittings and fixtures. The seller will not warrant the working order of any appliances, systems or services. The property is being sold as seen.

Council Tax band G

Coordinates and What3Words:

Gate for pedestrian access: 55.869432, -3.190227 or [///champions.simulations.ventures](#)

Vehicular access: 55.869493, -3.189035 or [///presume.fellow.vesting](#)

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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