



The Pentlands, Kingswood, Leadburn, Scottish Borders EH45 7BG  
Offers in the Region of £550,000





The Kingside Development  
comprises a unique  
collection of homes,  
including New Builds and  
traditional Stone Barn  
conversions, all finished to  
an exceptionally high  
standard.



#### DESCRIPTION:

Nestled in the serene Borders countryside, this location presents enchanting, panoramic views that are truly captivating. Kingside provides the perfect balance of rural living and city convenience, being around a thirty-minute drive from Edinburgh city centre. Not only perfect for commuters, it's an excellent choice for those who want to enjoy the tranquillity and peacefulness of country living without giving up the benefits of urban life.

An exquisite New Build Steading that boasts Five/Six generous and well-appointed bedrooms. The property has been thoughtfully designed with great attention to detail, ensuring that it blends harmoniously with the surrounding development. Carefully designed and thoughtfully laid out, the versatile space provides an abundance of room for relaxation and entertainment, all while offering a comfortable and inviting open-plan living area with feature glass wall that boasts breathtaking and awe-inspiring views. This Barn enjoys full Underfloor Heating to both Ground and First Floors, along with beautiful aesthetic Nordan Windows.

#### GROUND FLOOR:

Entrance vestibule  
Inner Hallway  
Open-plan Living, Dining, and Kitchen  
Utility Room  
Bedroom with private ensuite Shower Room  
Two further Double Bedrooms  
Family Bathroom

#### FIRST FLOOR:

Spacious and versatile galleries Upper Landing  
Two double Bedrooms sharing a private Shower Room  
Separate Home Office/further Bedroom

#### OUTSIDE:

Externally there are to be private garden areas to the rear of each property finished with Topsoil and a Boundary Fence. Resident and Visitor parking surround the Development.

#### LOCATION:

Kingside is located south of Edinburgh on the A6094 near Leadburn. It is only three miles away from Penicuik, which offers a great selection of Restaurants, Bars, and Shops. Straiton Retail Park, which is a short drive away, has a 24-hour Asda, Ikea, Costco, Sainsbury's, M&S Food, and many other stores. Penicuik has several other local services, including Banks, a public swimming pool, a Medical Centre, an Optician, a Dentist, and a variety of shops. The town has six primary schools and two High Schools. Peebles, a picturesque Borders town, is ten miles South and has a further array of independent amenities and schools, a new High School is currently being built. Glentress, the world-renowned mountain bike centre, can be easily accessed from Peebles. There is also a selection of private independent schools to choose from in and around Edinburgh, including George Watson's College, which operates a daily school bus service from Penicuik. Edinburgh Airport, with links to the Tram system and Waverley Railway Station are in the Centre of Edinburgh.

**\*Please note that the images are computer-generated and serve as visual representations of the plot/development. The Council Tax Banding and EPC ratings will be established once each property is complete.**

#### SERVICES:

Private Water Supply, Mains Electricity, Reed Bed Drainage System, Energy Efficient Valliant Heat Exchange Pumps, Fibre Broadband connections are also available.

#### FIXTURES AND FITTINGS:

If purchased early in the build process, there may be the opportunity to personally select both fixtures and fittings, allowing you to tailor them to complement your personal interior style.

#### COUNCIL TAX AND LOCAL AUTHORITY:

New Build – Rates not yet available.

#### EPC RATING:

TBC.

#### VIEWING ARRANGEMENTS:

Viewings of this property are strictly by appointment. For more information or to arrange an appointment, please contact JBM Estate Agents on 01721 540170.

#### CLOSING DATE:

A closing date may be fixed, however, there is no requirement for the seller to fix a closing date when more than one interest is noted. JBM Estate Agents is entitled to accept their client's instructions to accept an incoming offer without having a closing date and without giving other parties who may have noted interest an opportunity to offer. Prospective purchasers who have notified their interest through their lawyers to JBM Estate Agents, in writing, will be advised of a closing date if set, unless the property has been sold previously.

#### IMPORTANT NOTE:

Formal offers should be submitted to the Selling Agents in Scottish legal form: JBM Estate Agents, 10 Northgate, Peebles, EH45 8RS. Telephone: 01721 540170, Fax 01721 520104. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase. Viewers should be advised that even after an acceptable written offer has been received, in the event of any unreasonable delay by the purchaser in concluding missives, the Selling Agents reserve the right to resume viewings.

#### ANTI-MONEY LAUNDERING REGULATIONS:

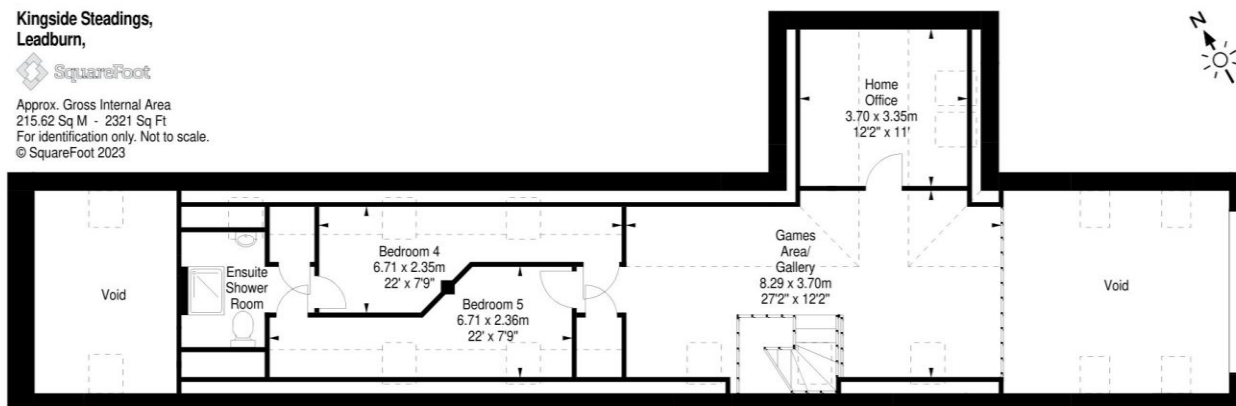
As with all Estate Agents, JBM Estate Agents is subject to the Money Laundering Regulations 2017. The regulations require us, the Selling Agents, to perform various checks on the property buyer and in order to comply with the necessary regulations, any offer presented to us must be accompanied with certified photographic evidence of the buyer's identity and separate certified evidence of the buyer's residential address before any acceptance of the offer can be confirmed. Alternatively, if certified documentation is not available, the buyer must attend at our office with their original documents. Please note, until satisfactory documents have been provided and our checks have been fully completed, we are unable to mark the property as "under offer." You should also be aware that we are required by law to report to government authorities any evidence or suspicion regarding money laundering and that we are explicitly prohibited from notifying you of the fact that any such report has been made.

Particulars prepared February 2024.

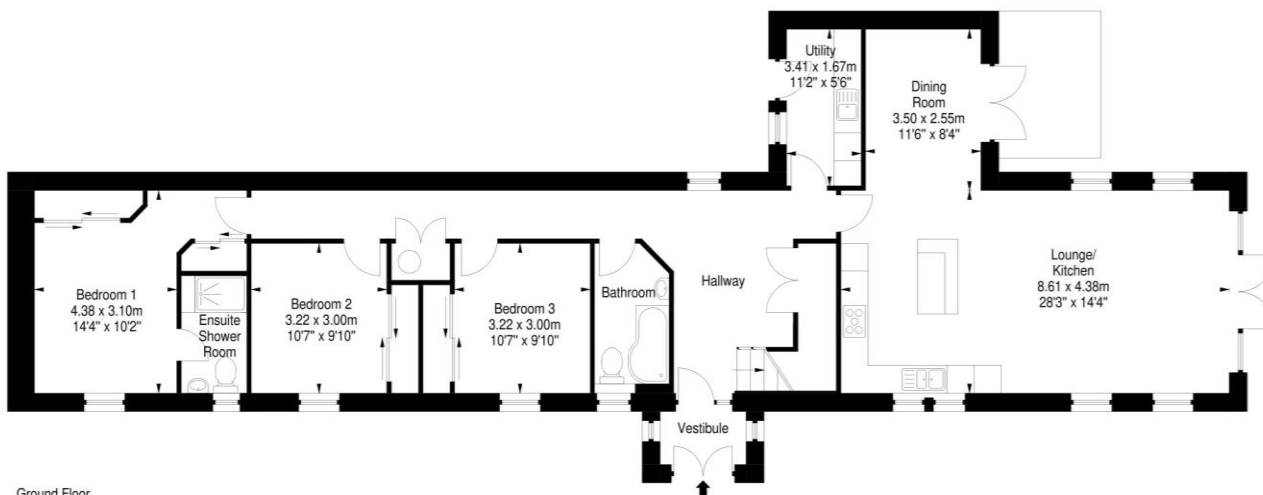
Kingside Steadings,  
Leadburn,



Approx. Gross Internal Area  
215.62 Sq M - 2321 Sq Ft  
For identification only. Not to scale.  
© SquareFoot 2023



First Floor



Ground Floor



**Please note:** A. As these particulars have been prepared solely for the guidance of prospective purchasers, they can never constitute part of any offer or contract. B. Any measurements are taken at the widest point in each room where practical by way of mechanical or electronic devices, and no warranty is given as to the accuracy of any such measurements. C. Whilst every reasonable effort has been made to verify any statement description or other comment within these particulars, any purchasers must make their own enquiries and satisfy themselves. D. The seller will not be bound to accept the highest or indeed any other offer for the property at a closing date. E. The receipt or intimation of a note of interest by any third party will not oblige the vendor to fix a closing date. The decision to fix a closing date, or whether to accept any offer at a closing date or otherwise, remains in the sole discretion of the vendor.



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