

COULTERS<sup>®</sup>

WELCOME TO:  
DAMHEAD

22 Damhead, Lothianburn, EH10 7EA



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## DAMHEAD AT A GLANCE:



Beautiful rural location



Four-bedroom detached home



Stunning Pentland and Arthur's Seat views



Within easy reach of Edinburgh



Private garden



Excellent commuter location

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Peacefully nestled in rolling countryside, this is a well-presented detached property in Damhead, just six miles from Edinburgh City Centre. Now in need of some modernisation, the thoughtfully laid out accommodation offers superb potential for a spacious and bright family home in beautiful surroundings. Occupying a sizeable plot that includes a tranquil east-west-facing private garden and stunning views of The Pentlands, Arthur's Seat and The Craggs, it presents a rare opportunity for those purchasers who wish to enjoy a fabulous rural setting yet be close to Edinburgh.

- A sizeable living room leads seamlessly into the adjoining conservatory and features an electric fireplace.
- Spacious dual-aspect dining kitchen with integrated appliances including a gas hob, grill, oven, and fridge/freezer. Leads into adjoining conservatory.
- Light-filled conservatory offering direct access to the patio and rear garden.
- Bright principal double bedroom with a large built-in cupboard, and a modern en-suite shower room.
- Two generous doubles and one single bedroom all with built-in storage.
- Family bathroom with a hidden cistern WC, bath with a wall-mounted shower, and washbasin built into vanity.
- Shower room now in need of a cosmetic upgrade.
- Oil central heating and double glazing throughout.
- Stunning front and side garden offering wonderful Pentland Hill views. Easterly rear garden consisting of a covered seating area.
- A variety of outbuildings. Additional 0.25-acre of ground with additional income opportunity (field sold subject to clawback provisions TBA).
- Large driveway and garage.









## LOCATION, LOCATION, LOCATION:

Lying approximately six miles south of Edinburgh City Centre, Damhead is positioned within a beautiful rural setting close to the Pentland Hills Regional Park.

Recreational opportunities for scenic walks and cycles are therefore in abundance, and it is ideally placed for Midlothian Snowsports Centre and Dalkeith Country Park. There are also a variety of local golf courses to enjoy including those at Swanston and Kings Acre, and the newly opened David Lloyd Health Club at Shawfair boasts state-of-the-art facilities. For daily shopping needs nearby Loanhead has an array of choices along with a popular leisure centre featuring a swimming pool. Straiton Retail Park is located only one

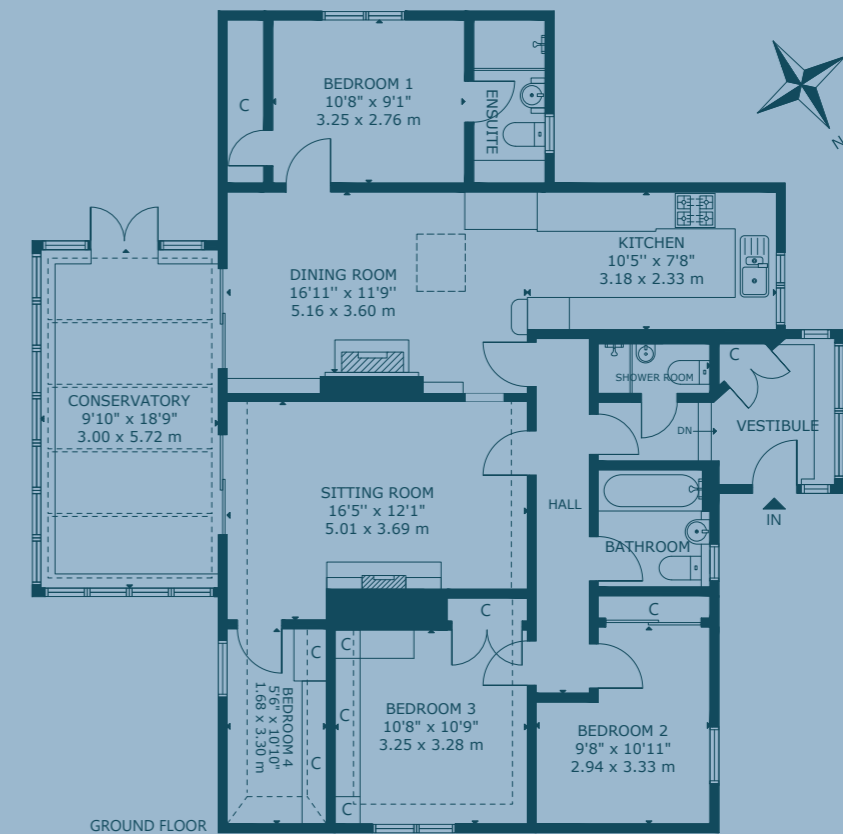
mile from the property and houses a wide range of high street retailers including Marks and Spencer Simply Food, Next, and Costa Coffee. Edinburgh's bustling districts of Morningside and Colinton feature fashionable restaurants, bars, and independent boutiques, and are only a short ten-minute drive.

Well-regarded schooling includes Bilston Primary School and Beeslack Community High School with Edinburgh private school options within easy reach.

The City Bypass is minutes away providing easy access to Edinburgh, Edinburgh International Airport, and the Scottish motorway network.



## FLOOR PLAN:



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Approx. Gross Internal Area

1,389 Sq Ft - 129 Sq M

For identification only. Not to scale.

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WE'D LOVE TO  
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