

32 OLD PENTLAND ROAD

Lothianburn | EH10 7EA





AN EXCEPTIONAL FAMILY HOME ON THE SOUTHERN EDGE OF EDINBURGH

Summary of accommodation

Detached five bedroom house | Approximately 2,602 sq ft | Open-plan kitchen dining | Sitting room
Snug | Home office/study | Utility room

Principal bedroom with en suite | Four double bedrooms | Three bathrooms | Private balcony

Landscaped gardens | Large patio terrace | Ample driveway parking

Offers Over: £800,000

LOCATION

The property enjoys an attractive semi-rural setting on the southern edge of Edinburgh, combining a peaceful countryside environment with excellent access to the city and a wide range of everyday amenities. Straiton Retail Park is within easy reach and provides an extensive selection of shops, supermarkets, restaurants and leisure facilities, while further amenities can be found in the surrounding areas of Fairmilehead, Morningside and Bruntsfield.

The area is particularly well suited to those with an interest in the outdoors, with the Pentland Hills Regional Park close at hand, offering an extensive network of routes through the hills and countryside for walking, cycling and other recreational pursuits. Midlothian Snowsports Centre at Hillend is also nearby, adding to the range of outdoor leisure opportunities available locally.

For commuters, the property is conveniently placed for the Edinburgh City Bypass, providing connections across the city and to the wider road network, while Edinburgh city centre remains readily accessible. The combination of open countryside, recreational opportunities and convenient access to shopping and city amenities makes the location particularly appealing for family living.

HERB COTTAGE, 32A OLD PENTLAND ROAD

Set amidst beautifully maintained garden grounds and enjoying a peaceful semi-rural setting, this exceptional detached family home offers spacious, well-appointed accommodation extending to approximately 2,602 sq ft.

The property has been thoughtfully designed for modern family living, with bright and flexible accommodation arranged over two levels.



A welcoming vestibule opens into a central hallway, leading to the outstanding open-plan kitchen and dining room. Finished to an excellent standard, this impressive space features a substantial central island, extensive fitted cabinetry and ample space for family dining and entertaining, with direct access to the garden and terrace.

Complementing the kitchen is a charming sitting room, positioned to enjoy views over the surrounding gardens, whilst a separate snug provides a comfortable and versatile additional reception room.

A study offers ideal home-working space, and the ground floor is further enhanced by a utility room and contemporary shower room.

On the first floor, the principal bedroom benefits from a stylish en suite bathroom and direct access to a private balcony overlooking the gardens. Four further double bedrooms are served by a well-appointed family bathroom, providing excellent accommodation for families and visiting guests alike.

Externally, the property sits within extensive landscaped grounds, with sweeping lawns, mature trees and generous areas for outdoor entertaining and recreation. A large patio terrace creates an ideal setting for al fresco dining, whilst the substantial driveway provides ample parking.

Combining generous proportions, high-quality finishes and a desirable countryside feel whilst remaining conveniently accessible, this is a superb family home offering both comfort and flexibility in equal measure.



GENERAL INFORMATION

Price: Offers in excess of £800,000

Tenure: Outright heritable ownership (Scottish equivalent to English freehold).

Services: We understand the subject property is connected to mains supply for electricity and water. Drainage is by way of an onsite septic facility.

In addition to the mains water connection, we understand there is an artesian well beneath the land into which a borehole has been drilled. This is currently utilised to service both the commercial and residential elements of the properties.

Fixtures and Fittings: A list of appliances, fixtures and fittings pertaining to the properties and which are included within the sale price may be available under separate negotiations.

Council Tax: Herb Cottage: Band ‘G’

EPC: D

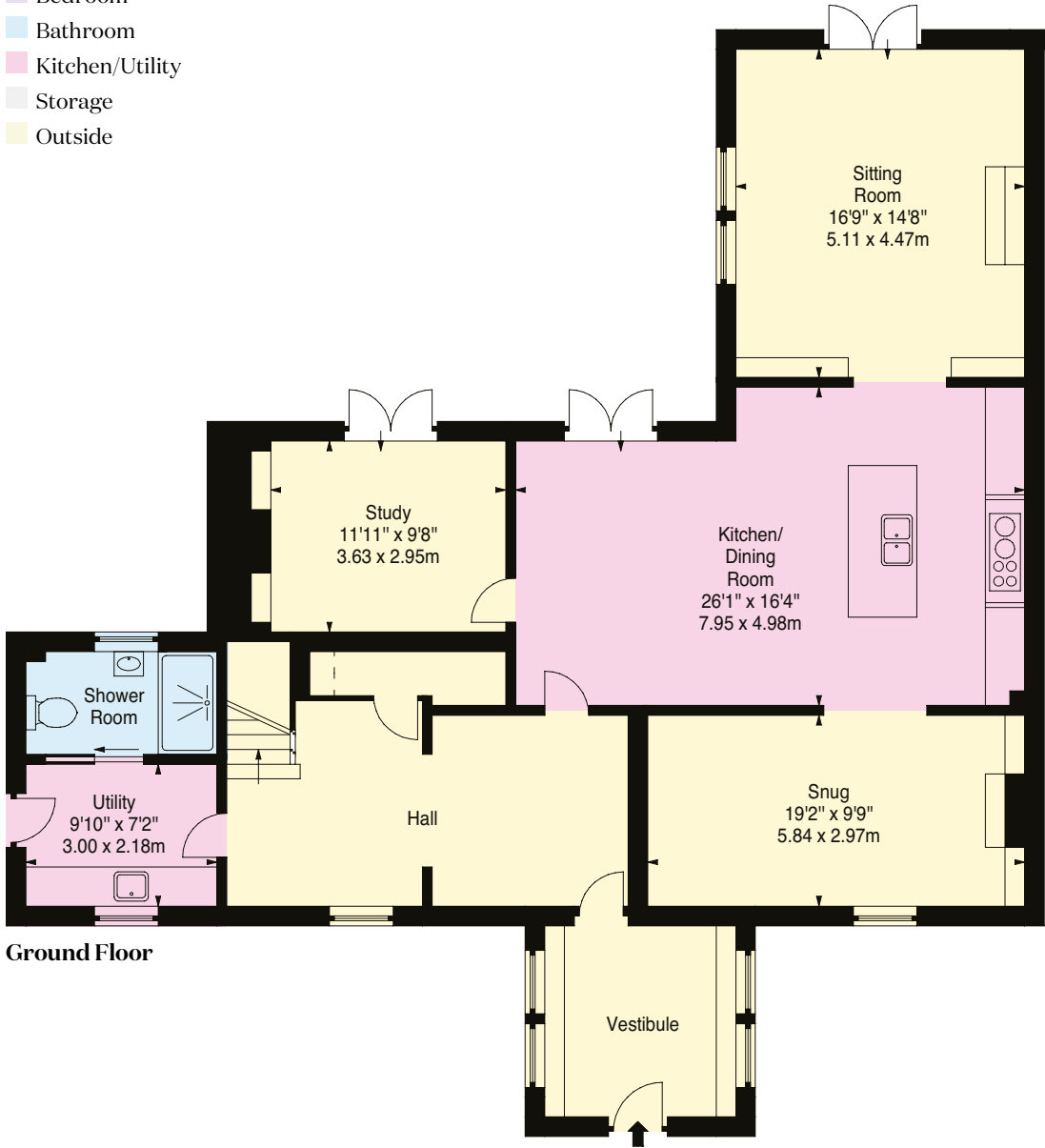
Legal Costs: Each party shall bear their own legal costs with the eventual purchaser liable for any Land and Building Transaction Tax (LBTT).

Anti-Money Laundering: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before any transaction can proceed.

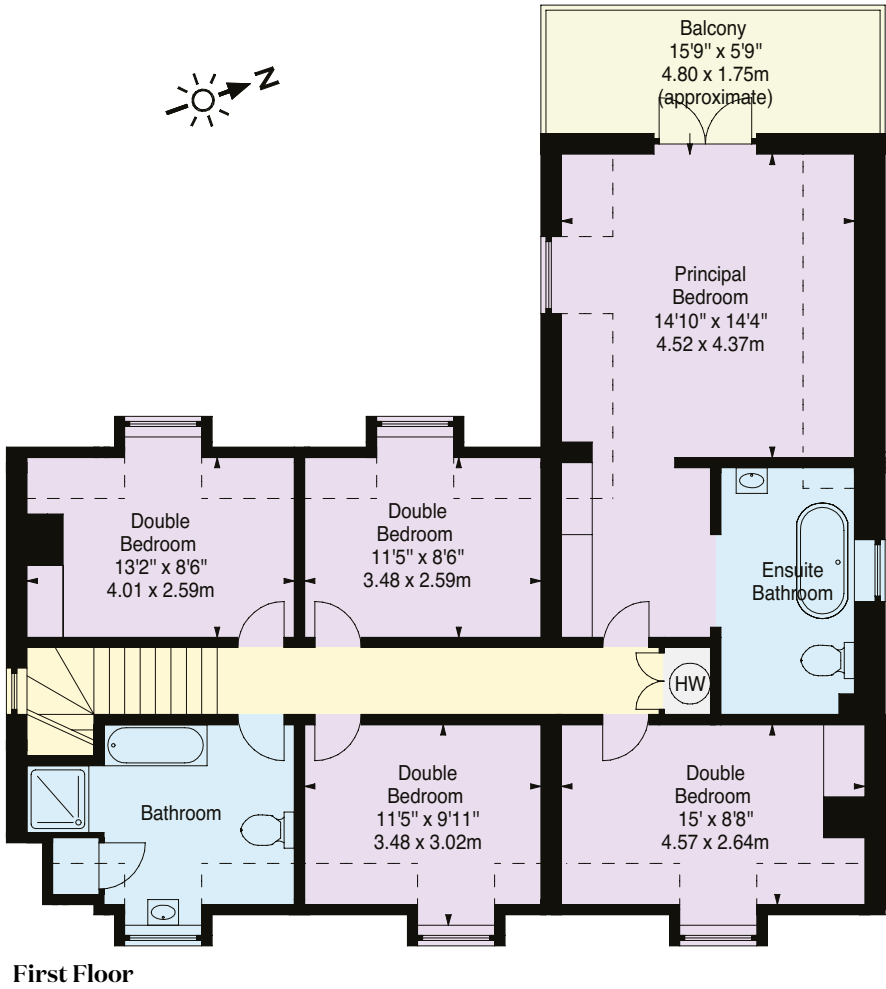
Viewing Arrangements & Further Information: By appointment through either of the joint selling agents, Allied Surveyors Scotland Ltd and Knight Frank.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
2602 Sq Ft - 241.73 Sq M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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Your partners in property

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