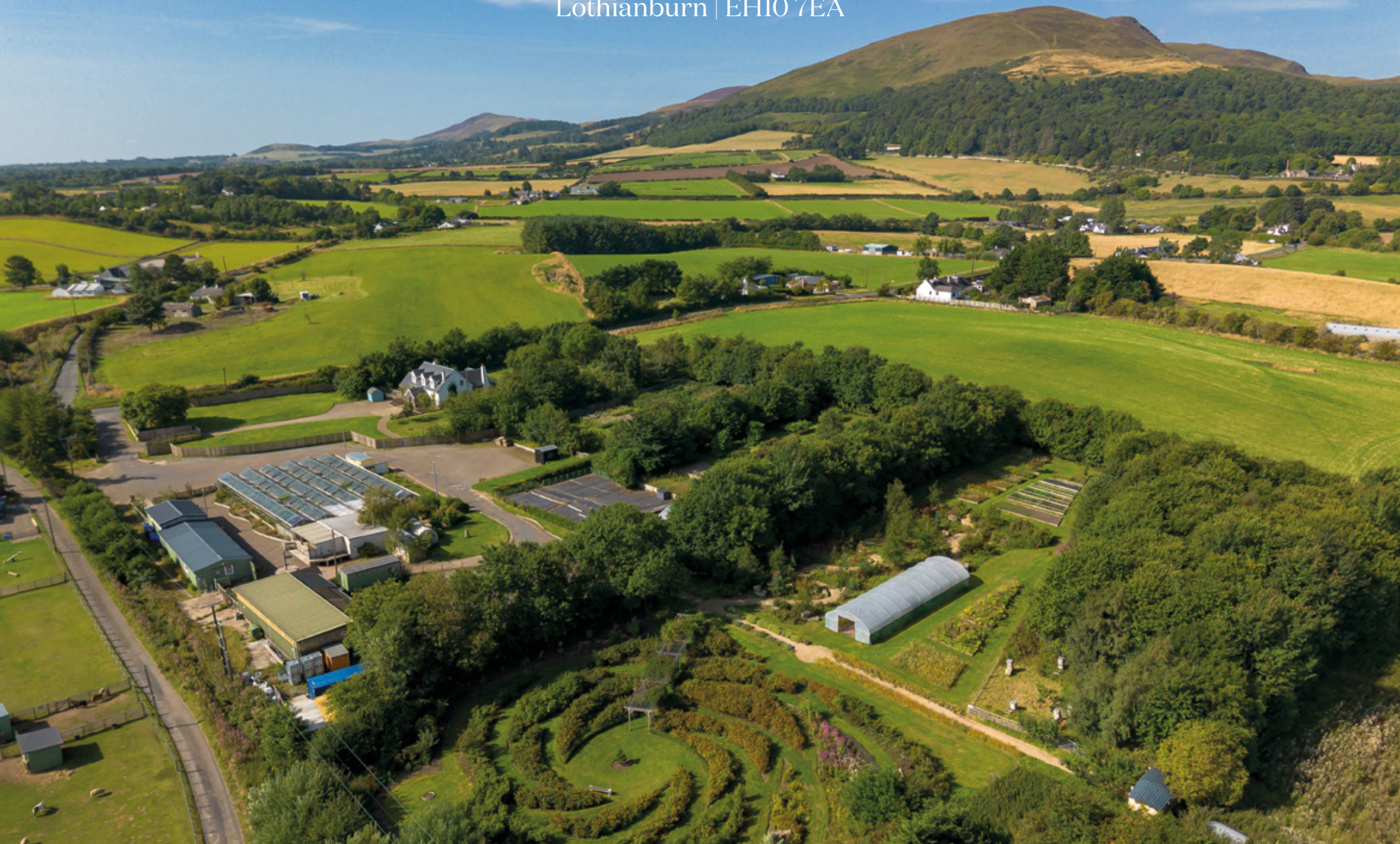


32 OLD PENTLAND ROAD

Lothianburn | EH10 7EA





AN EXCEPTIONAL FAMILY HOME AND COMMERCIAL ESTATE EXTENDING TO APPROXIMATELY 7.05 ACRES ON THE SOUTHERN EDGE OF EDINBURGH

For sale as a whole for offers in excess of £1,450,000

Lot A (Blue) - Detached House available separately for offers in excess of £800,000

Lot B (Red) - Commercial Estate available separately for offers in excess of £650,000

Summary

Lot A - Residential

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

Lot B - Commercial Aspect

Former Secret Herb Garden & Distillery | Approximately 12,341 sq ft of commercial accommodation | 5.86-acre commercial site
Impressive glasshouse | Commercial growing areas | Seating/dining space | Distillery and bar | Contemporary tasting room | Retail shop
Catering kitchen | Generous storage | Private office | Flexible commercial opportunity





LOCATION

The property enjoys a highly convenient yet semi-rural setting on the southern edge of Edinburgh, offering excellent access to both the city centre and surrounding countryside. The property is ideally positioned for a wide range of amenities, with Straiton Retail Park nearby providing an extensive selection of shopping and leisure facilities.

Its position at the foot of the Pentland Hills provides an attractive rural backdrop, despite being within easy reach of the capital.

Commuters are particularly well served by swift access to the Edinburgh City Bypass, while the nearby Pentland Hills Regional Park offers outstanding opportunities for walking, cycling and outdoor recreation.



HERB COTTAGE, 32C 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.

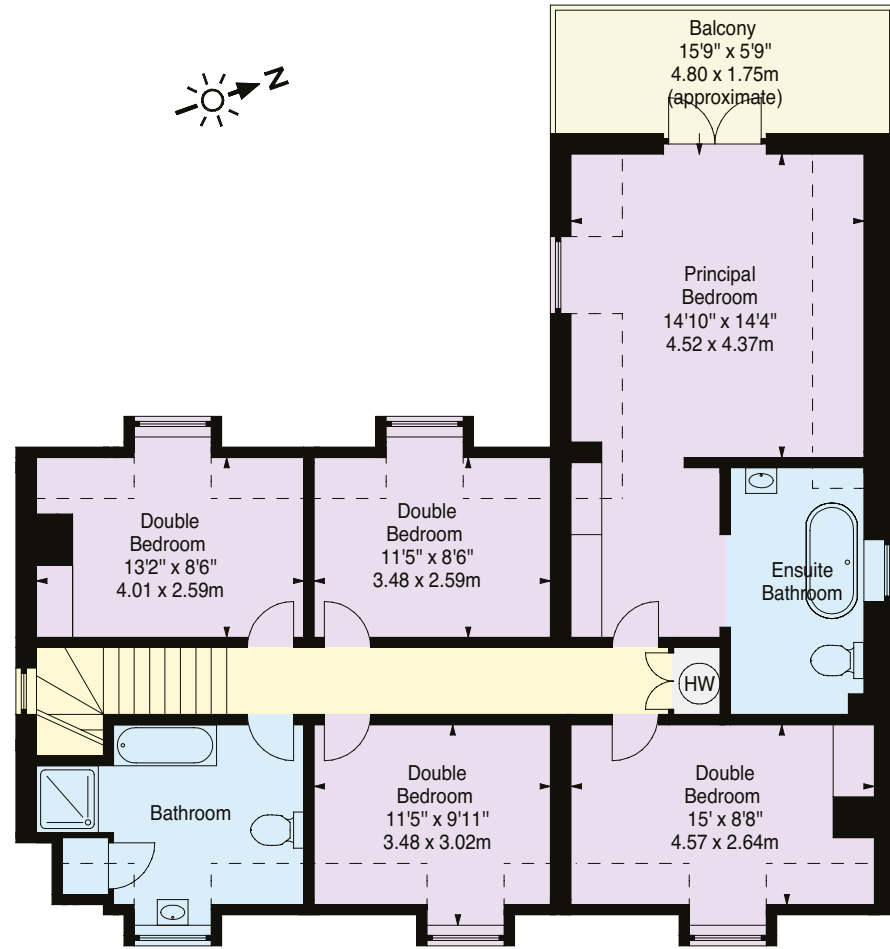


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area
2602 Sq Ft - 241.73 Sq M



First Floor

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.





FORMER SECRET HERB GARDEN & DISTILLERY

Until recently the site was in operation as the Secret Herb Garden Café & Bistro. There is now a commercial opportunity to utilise the existing structures for a new business venture. We have summarised the main buildings as follows:

Glasshouse: The Glasshouse is an impressive feature of the site and includes an integral watering system and commercial growing areas. New doors and canopy systems have been installed. The area can be utilised as a seating/dining area, as well as for growing.





Distillery and Bar: Situated to the rear of the shop is a distillery and bar area which has been extended to accommodate a contemporary bar and tasting room. The distillation room is modern construction of steel portal frame with brick infill walls.

Shop, Store & Catering Kitchen: To the front of the site is a timber framed building containing retail space with generous storage, utility room and WC facilities. Attached is a kitchen benefitting from a separate access door.

Private Office: A converted Shephard's Caravan provides a small office facility which has been fitted out internally for its intended use.

Commercial & Residential Accommodation

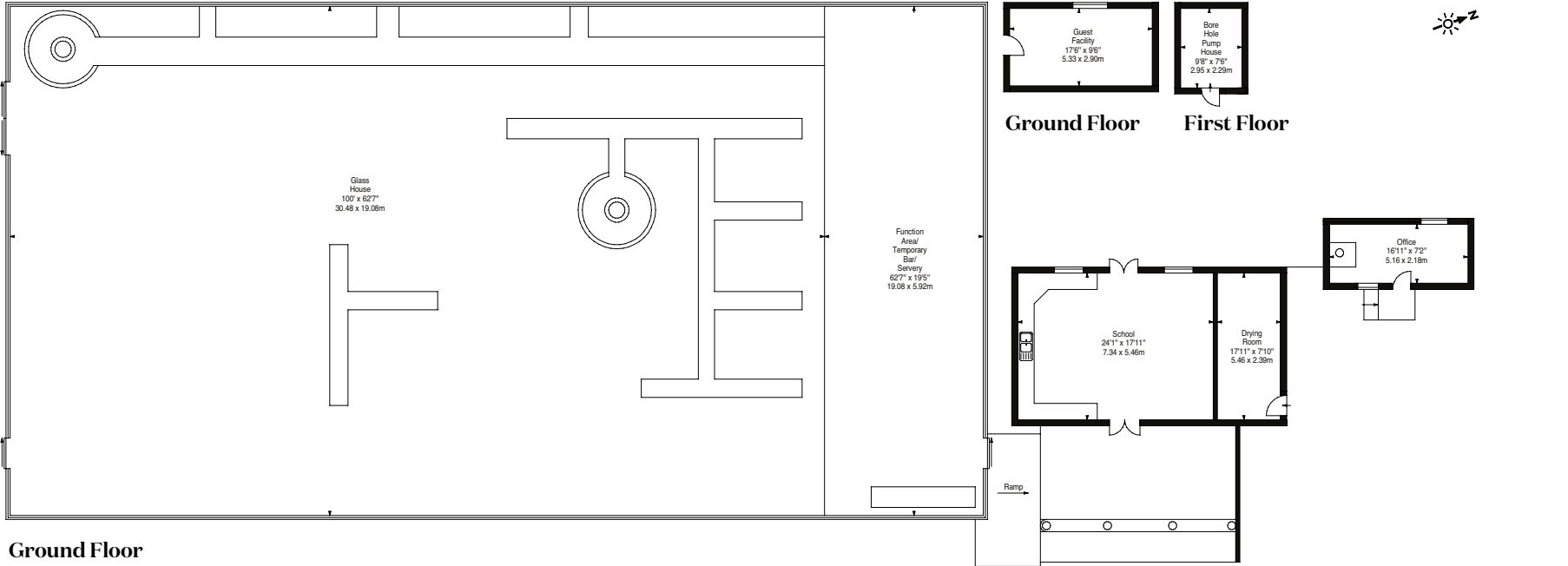
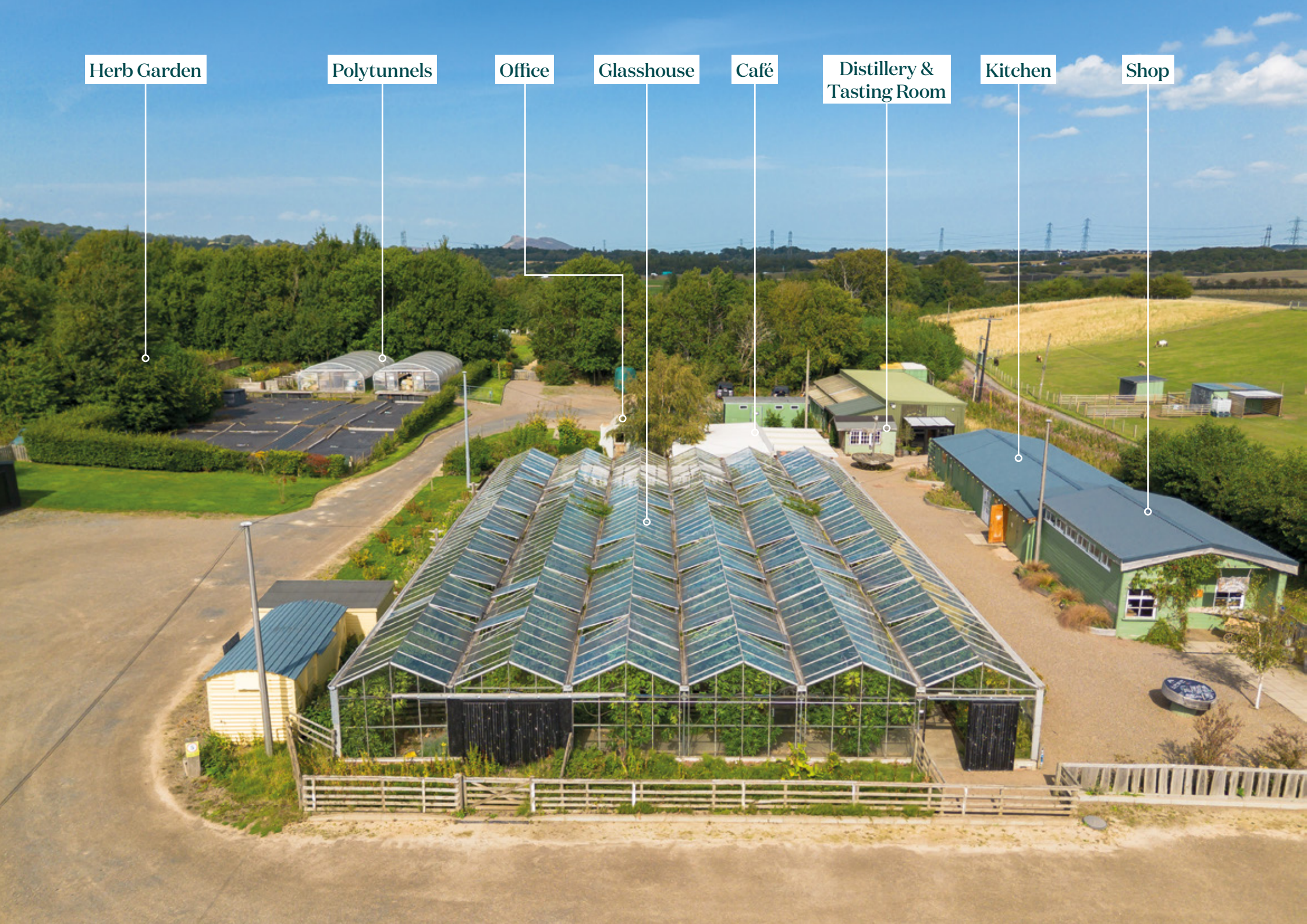
According to our recent measurement survey the premises contain the following approximate gross internal floor areas:

- Commercial buildings: 1,146.48 sq m (12,341 sq ft)
- Herb Cottage: 241.73 sq m (2,602 sq ft)

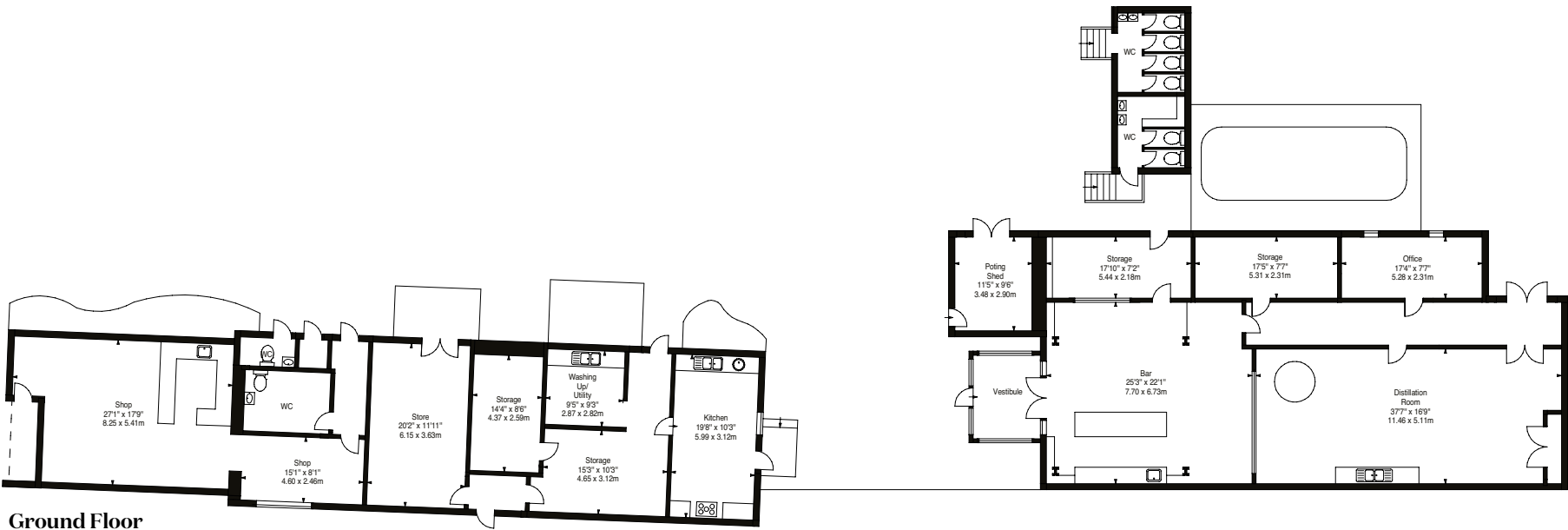
The commercial subjects lie on an area of ground extending to approximately 2.37 Ha (5.86 acres).

The residential dwelling house lies on a site of approximately 0.48 Ha (1.19 acres).





Ground Floor



Ground Floor

Approximate Gross Internal Area
12,341 Sq Ft - 1146.48 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.

GENERAL INFORMATION

Price: For sale as a whole for offers in excess of £1,450,000

Lot A (outlined in blue) - House available separately for offers in excess of £800,000

Lot B (outlined in red) - Commercial Estate available separately for offers in excess of £650,000

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

Town Planning: The subjects is within the Edinburgh Green Belt and forms part of Midlothian Council’s local plan as adopted 7th November 2017.

The site may suit alternative uses subject to securing the necessary planning consents. It is the vendor’s preference to receive unconditional offers.

Interested parties are invited to make their own enquiries with the planning department of Midlothian Council.

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’

Rateable Value: According to the Scottish Assessors website (www.saa.gov.uk) the shop is the only subject on the site which had a rateable value. It is listed as £15,600 effective 1st April 2026. The uniform business rates for the current year is £0.48l.

Energy Performance Certificates
32A Damhead Shop - EPC A
32A Damhead Kitchen - EPC B
32A Old Damhead Distillery - EPC C

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 dilligence 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.





We would be delighted
to tell you more.

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Your partners in property

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