



THE OLD GOLF HOUSE

NEWBATTLE | DALKEITH | MIDLOTHIAN







Summary of Accommodation

Ground Floor: Vestibule, Reception Hall, Sitting Room, Dining Room, Kitchen, Study/Family Room, Playroom/Bedroom 6, Conservatory, Boot Room and Separate Cloakroom.

First Floor: Landing, Principal Bedroom with En Suite Shower Room, Four Double Bedrooms one with En Suite Bathroom, and Two additional Bathrooms.

Garden: Mature south facing garden bordered by specimen trees, with a paved patio offering space for alfresco dining. To the rear of the house is a sheltered courtyard.

Garage: Single Car Garage.

About: 0.42 Acres

THE OLD GOLF HOUSE

NEWBATTLE, DALKEITH, MIDLOTHIAN, EH22 3LX.

A characterful detached 5–6-bedroom family home with a south facing garden, close to the amenities of Eskbank and within easy commuting distance of Edinburgh.

Eskbank 1.5miles, Edinburgh 7 miles, Edinburgh Airport 14 miles (All distances are approximate).





SITUATION:

The Old Golf House lies on the outskirts of Esbank on the banks of the River South Esk and in close proximity to Newbattle Abbey College where there are lovely woodland walks along the side of the river. Esbank is situated approximately seven miles south of Edinburgh's city centre and is an established leafy community of Victorian stone-built properties. There is a wide choice of local amenities including supermarkets, banks, dentists, doctors, and a Dobbies Garden Centre with the neighbouring Pentland Hills offering a variety of picturesque walks. A train service from nearby Esbank, offers a direct rail link to Edinburgh Waverley and the Borders. There are also excellent schools within the catchment area, at nursery, primary and secondary levels and a number of private schools on the south side of the city including George Watsons College, Merchiston Castle School, George Heriots School and Loretto in nearby Musselburgh. Edinburgh's Royal Infirmary is also within easy reach by road and bus. Esbank is also well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.

DESCRIPTION:

The Old Golf House is accessed via a shared road that opens to a private partially gravelled driveway that arrives to parking in front of the single garage. The house sits proudly behind its south facing garden, with a beautiful stone façade under a partially tiled and slate roof. The original part of the house dates back to 1680 and was originally the club house for Newbattle Golf Club. The house has been extended over time and offers flexible accommodation over its two floors, whilst retaining its characterful charm making it the perfect property for modern family living.

From the front drive a paved path curves around the front of the house arriving to a beautiful arched doorway with front door opening to a bright and welcoming vestibule and reception hall, which gives access to the principal rooms on the ground floor. The sitting room is a spectacular room with a double height ceiling, newly installed log burning stove and galleried landing. The room is bathed in natural light from the large windows that overlook the patio and garden, with double doors that open to the patio, making it the perfect spot to enjoy outdoor entertaining. From the sitting room double doors open to the dining room which is a generous size and has an open fireplace and steps that lead into the kitchen.

The kitchen has a range of wall and base mounted units with the sink overlooking the rear courtyard which can be accessed from the adjoining conservatory. Modern appliances include an oven with four ring induction hob and an integrated dishwasher, the

current owners have had plans drawn up to extend the kitchen into the playroom/bedroom 6, which are available for inspection at the house. From the kitchen a door opens to a playroom/bedroom 6 with en suite shower room with walk in shower cubicle, wc and basin.

Returning to the reception hall a door opens to an inner hall which gives access to a study/family room and utility room. The study/family room has a dual aspect and open fireplace and the utility room which was formerly the old kitchen has been stripped in readiness to become a utility room and is plumbed for a washing machine and tumble dryer.

At ground floor level there are two staircases that rise to the first floor, the first from the sitting room which rises to the first-floor galleried landing and the second which is accessed from the rear hall that arrives to a landing, both of which give access to the principal bedroom with en suite shower room, four double bedrooms, one with en suite bathroom and two separate bathrooms. The principal bedroom is a generous size with triple aspect and built in wardrobes with an en suite shower room with shower, wc and basin. Across the landing is a double bedroom which is currently utilised as a walk-in wardrobe but could be easily converted back to a bedroom and is serviced by a family bathroom with a bath, basin and wc. From the landing an inner hall opens to the galleried landing which gives access to the three double bedrooms one with en suite bathroom with a bath, shower, wc and basin and a further family bathroom with bath, wc and basin.

GARAGE:

A single car garage with up and over door.

GARDEN:

The garden at Old Golf House is south facing offering an expansive lawn that is bordered by specimen trees that provides privacy and shelter from the main road. Accessed from the sitting room is a paved patio area which is the perfect spot for alfresco dining or enjoying a glass of wine on a summers evening. To the rear of the property is a conservatory and courtyard with a wooden gate that opens to a parking area to the rear of the house.

GENERAL REMARKS AND INFORMATION:

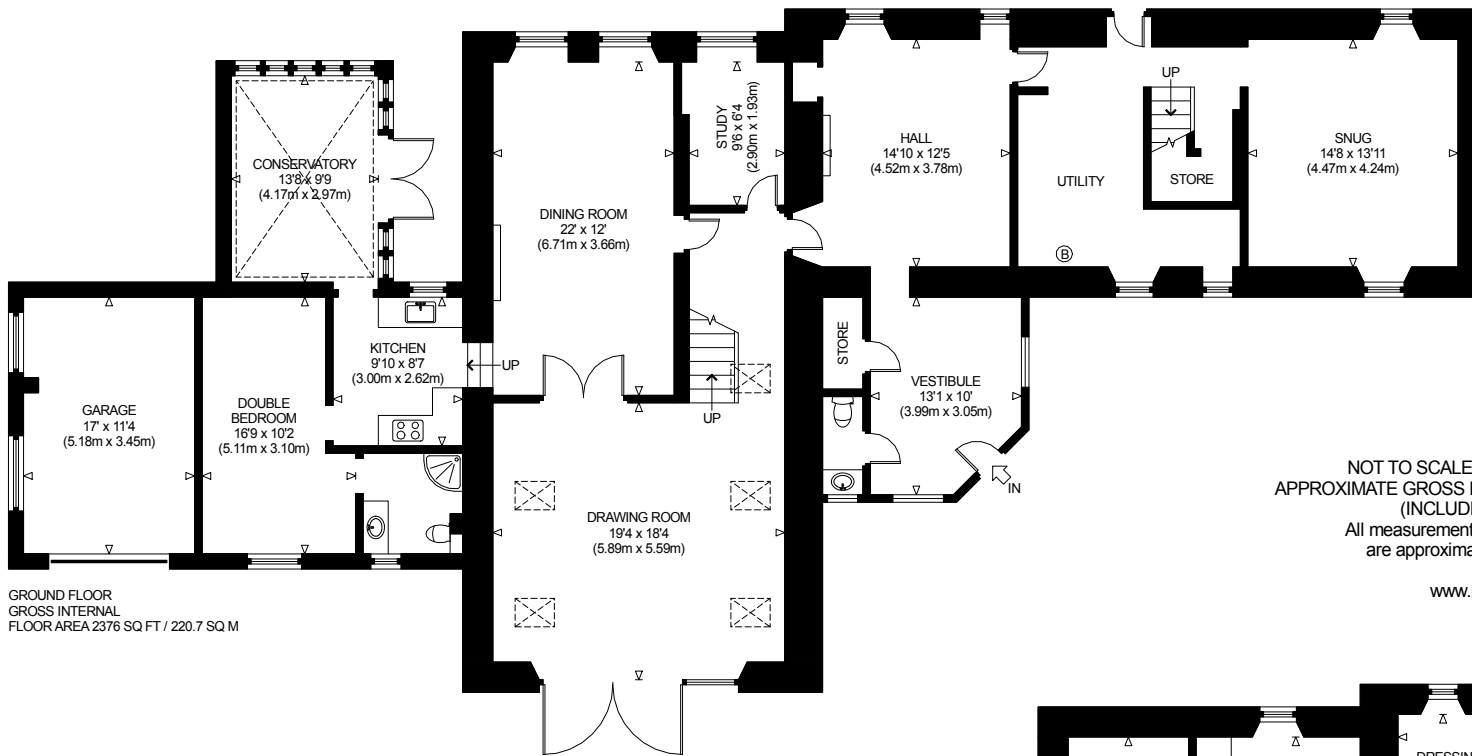
Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services

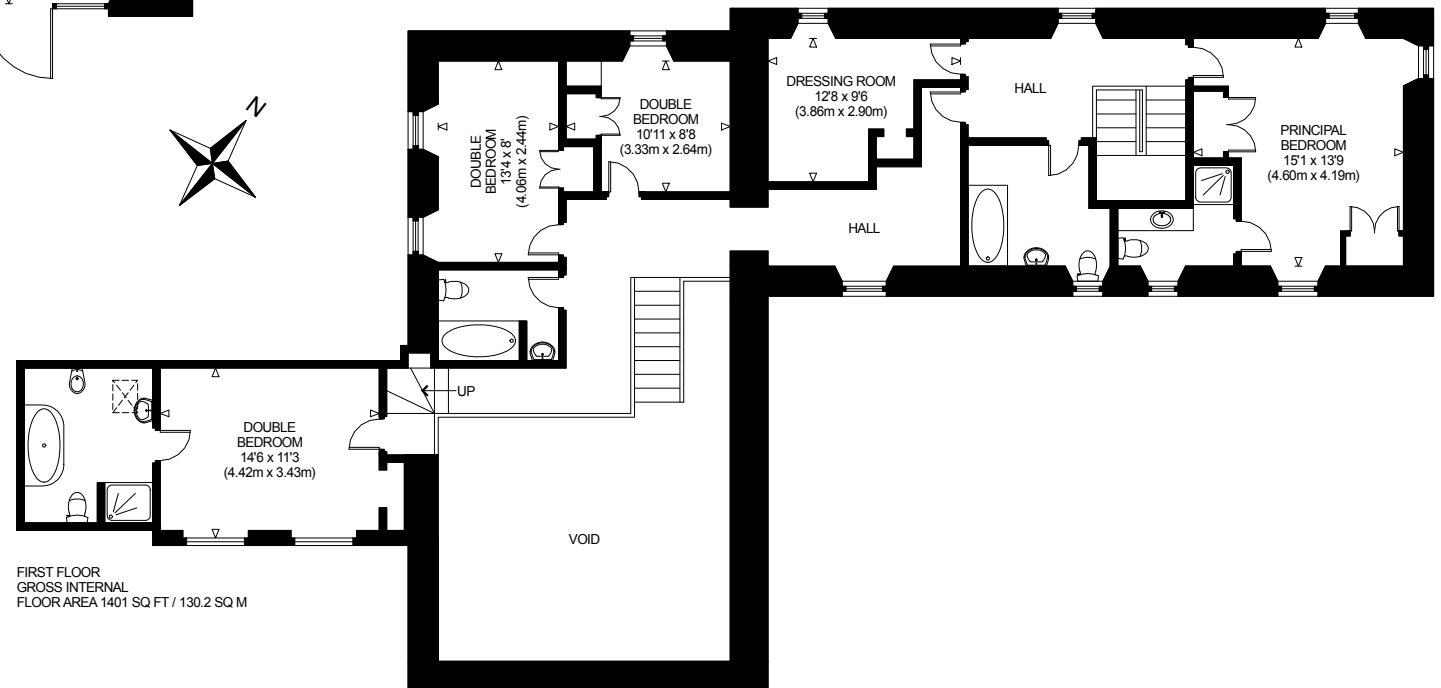
Mains electricity, water, and gas with gas central heating and drainage to septic tank.





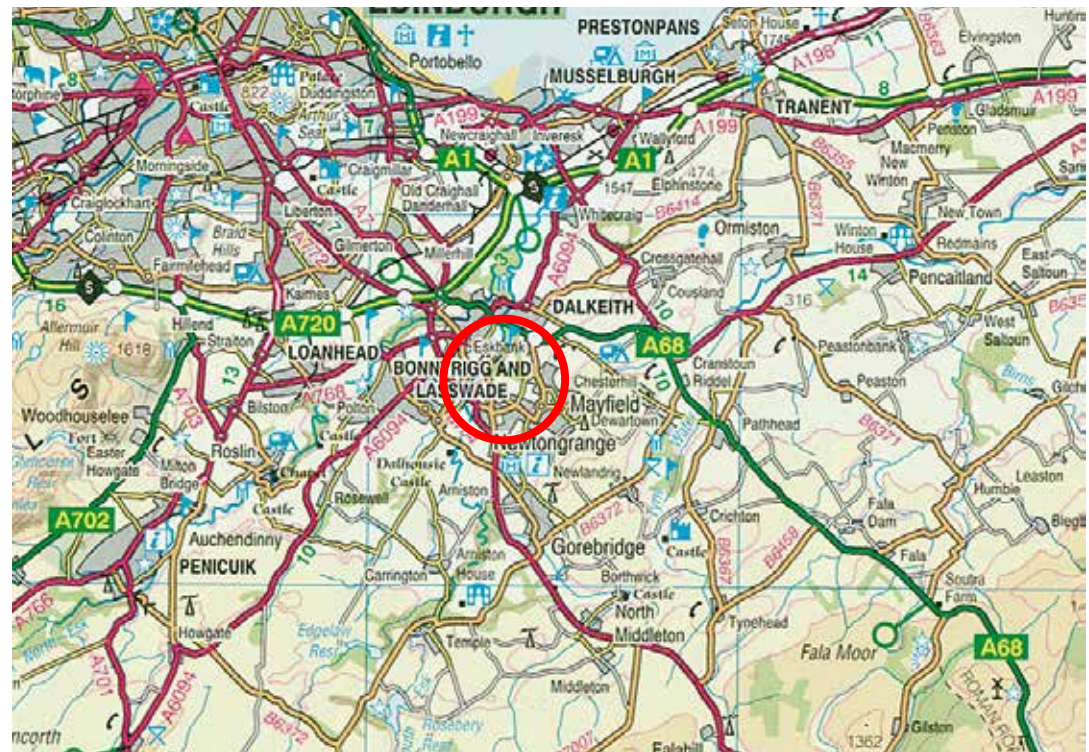
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2376 SQ FT / 220.7 SQ M

THE OLD GOLF HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3777 SQ FT / 350.9 SQ M
(INCLUDING GARAGE / EXCLUDING VOID)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1401 SQ FT / 130.2 SQ M







Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160, Email: mail@rettie.co.uk.

Satellite Navigation

or the benefit of those with satellite navigation the property's postcode is EH22 3LX.

EPC – TBC

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN - 0131 270 7500.

Council Tax Band – G.

Entry and Vacant

Possession Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



RETTIE

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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.