



17 BROOMHILL ROAD

PENICUIK | MIDLOTHIAN







Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room, Kitchen, Conservatory, Principal Bedroom with En Suite Shower Room, Two further Bedrooms, Utility Room and Family Bathroom.

First Floor: Landing, Three Double Bedrooms, Single Bedroom/Study, Shower Room, Access to a substantial loft storage room.

The Flat: Entrance Hall, Sitting Room, Kitchen, Double Bedroom and Bathroom.

Garage: Double Garage, with electric door.

Garden: Front and rear gardens, predominantly laid to lawn, with herbaceous borders and interspersed with specimen trees.

About: 0.29 Acres.

17 BROOMHILL ROAD

PENICUIK, MIDLOTHIAN, EH26 9EE.

A charming 6–7-bedroom family home, with additional 1 bedroom flat, situated within mature gardens, within walking distance of Penicuik's amenities, and within easy commuting distance of Edinburgh.

Edinburgh 12 miles, Edinburgh Airport 15 miles (All distances are approximate).





SITUATION:

17 Broomhill Road forms part of a private residential road of 15 houses, nestled behind a high beech hedge, its position offers a sense of privacy whilst also being well connected to beautiful walks on the Penicuik Estate. Its premier position means the amenities and services of Penicuik are within walking distance and include primary and secondary schooling, football and rugby club, a supermarket, local shops, banks and professional services. Neighbouring St James the Less Episcopal church and within close proximity the Dick Veterinary College, Bush Science hub and The Roslin Institute. There is also a Sainsbury's supermarket, Marks and Spencers Foodhall and Ikea store at Loanhead on the nearside of the city bypass. The city bypass offers excellent road links eastwards to the A1 and thereby East Lothian, Berwickshire and Northumberland and westwards to the M9 and M8 and thereby Glasgow, Stirling and the remaining towns of Central Scotland. Edinburgh's International Airport is also within easy reach via the bypass.

The business centre of Edinburgh is just 12 miles away and there are a number of private schools on the south side of Edinburgh, including George Watson's College, Merchiston Castle School and George Heriot's School.

There are numerous local walking routes, and the Pentland Hills are close by offering a plethora of walking, riding and cycling opportunities. These cycling opportunities are augmented by the renowned mountain biking facilities at Glentress and the local road network is also a popular destination for road cyclists. For the outdoor enthusiast, there are golf courses at nearby West Linton, Glencorse and Mortonhall and Hillend Dry Ski Centre is also close by.

DESCRIPTION:

17 Broomhill Road is accessed from a private road via an attractive wooden vehicular access gate that opens to a partially paved and gravel driveway.

The house sits amongst its garden ground and has a partial stone and render façade under a tile roof, with double glazed windows throughout.

The front door opens to an entrance vestibule and hall, giving access to the principal rooms on the ground floor. The sitting room is bathed in natural light from its large picture window that overlooks the colourful front garden, with the room featuring an open fireplace under a decorative marble mantle. A door opens to the dining room, conservatory and kitchen, which can also be accessed from the main hall.

The kitchen is a generous size with a range of wall and base mounted units with a basin overlooking the rear garden, with a walk-in pantry cupboard and a further cupboard housing a gas boiler and hot water cylinder. Modern appliances include a double oven/grill, 4 ring ceramic hob, Bosch dishwasher and space for a freestanding fridge and freezer. From the kitchen a door opens to the dining room and conservatory which overlooks the rear garden, with a door that opens out to the garden.

Returning to the hall gives access to the principal bedroom with en suite shower room, two single bedrooms and a family bathroom. The principal bedroom has a range of built in wardrobes with an en suite shower room which has a walk-in shower cubicle, wc, bidet and basin. The two further bedrooms offer flexible use and could be utilised as a study or bedroom. Completing the accommodation on the ground floor is a family bathroom with a bath with overhead shower attachment, wc and basin and a utility room which is plumbed for a washer/dryer and has lovely views over the rear garden. From the hall a rear hall gives access to the flat and integral double garage.

Returning to the hall stairs alight to the first floor and landing giving access to three double bedrooms a single bedroom/box room, family shower room and substantial loft storage. The three double bedrooms are generous sizes, and each have their own walk in cupboards providing hanging and shelving space, with one bedroom having access to substantial loft storage which could be converted to a further bedroom (subject to planning). Adjacent to the bedrooms is a shower room, with a shower, wc and basin. On the landing there is space for a freestanding desk with inbuilt shelving and access to further loft storage.



GARAGE:

The double garage has electric up and over door, with a workshop bench and space for storage. A ladder gives access to substantial storage above the garage.

GARDEN:

The gardens at 17 Broomhill Road consist of a front and rear garden, both of which are predominantly laid to lawn with attractive herbaceous borders and interspersed with specimen trees. The front garden can be accessed via an attractive wooden pedestrian gate, with a paved path that arrives to the front door. The front garden is sheltered by a high beech hedge offering privacy from the main road and has a colourful herbaceous border with a mixture of mature plants and shrubs. The rear garden has a substantial paved patio that runs the length of the house and drops down to the lawn which has a range of flower beds that provide colour throughout the year, with lovely pastoral views beyond over the Penicuik Estate.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Mains water, electricity and gas with gas fired central heating.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH26 9EE.

EPC – Band - TBC

Local Authority

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

Council Tax Band H.

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.

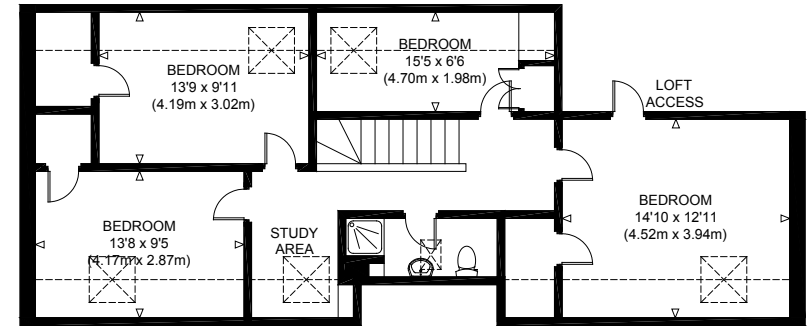
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.



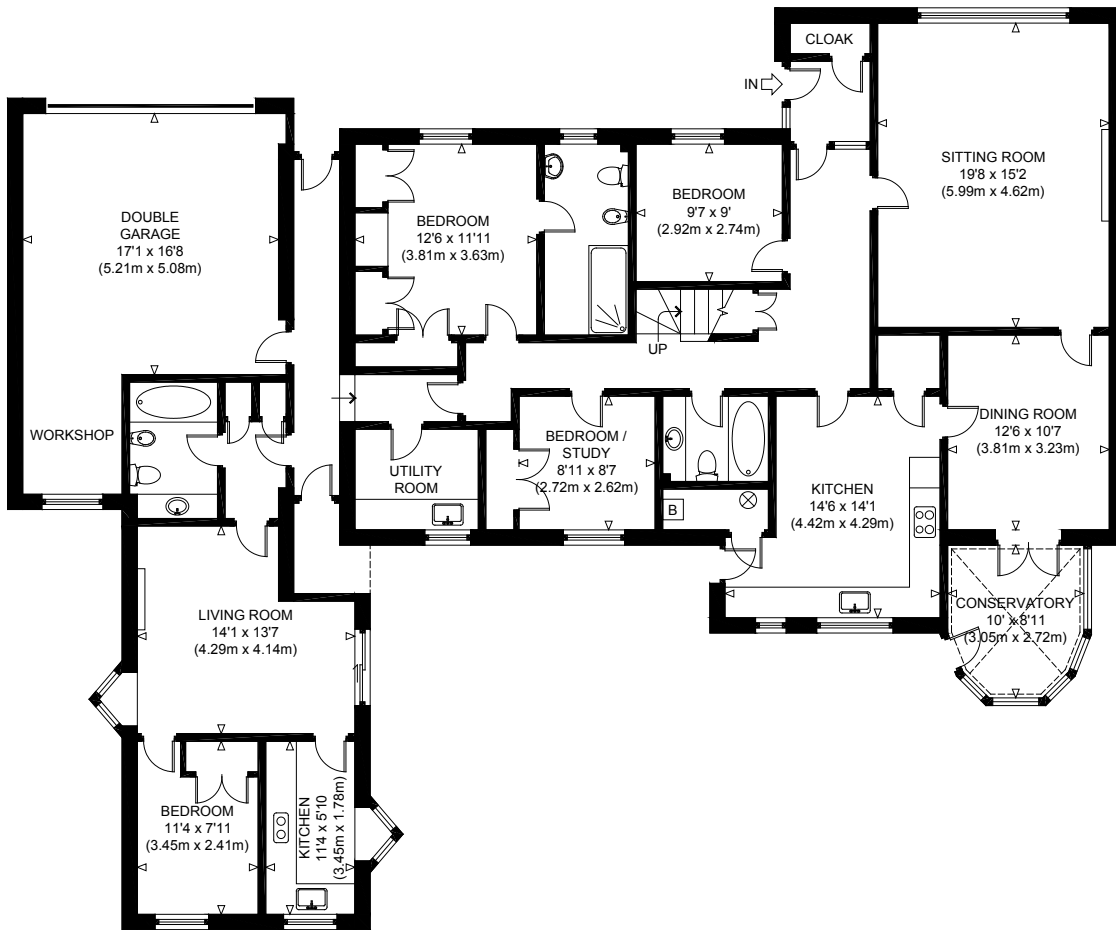


THE FLAT:

The flat can be accessed either from the hall within the main house, or external doors from the front drive or rear garden. The front door opens to an entrance hall which gives access to the sitting room, kitchen, double bedroom and bathroom with two storage cupboards. The sitting room has a lovely aspect overlooking the rear garden, with double doors that open out onto the patio and garden. The kitchen sits to the rear and has a range of wall and base mounted units with a basin, space for a half height fridge and double oven. The double bedroom is accessed from the sitting room and has built in wardrobes and views over the rear garden. Completing the flat accommodation is a bathroom with bath with overhead shower attachment, wc, bidet and basin.



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 851 SQ FT / 79.0 SQ M



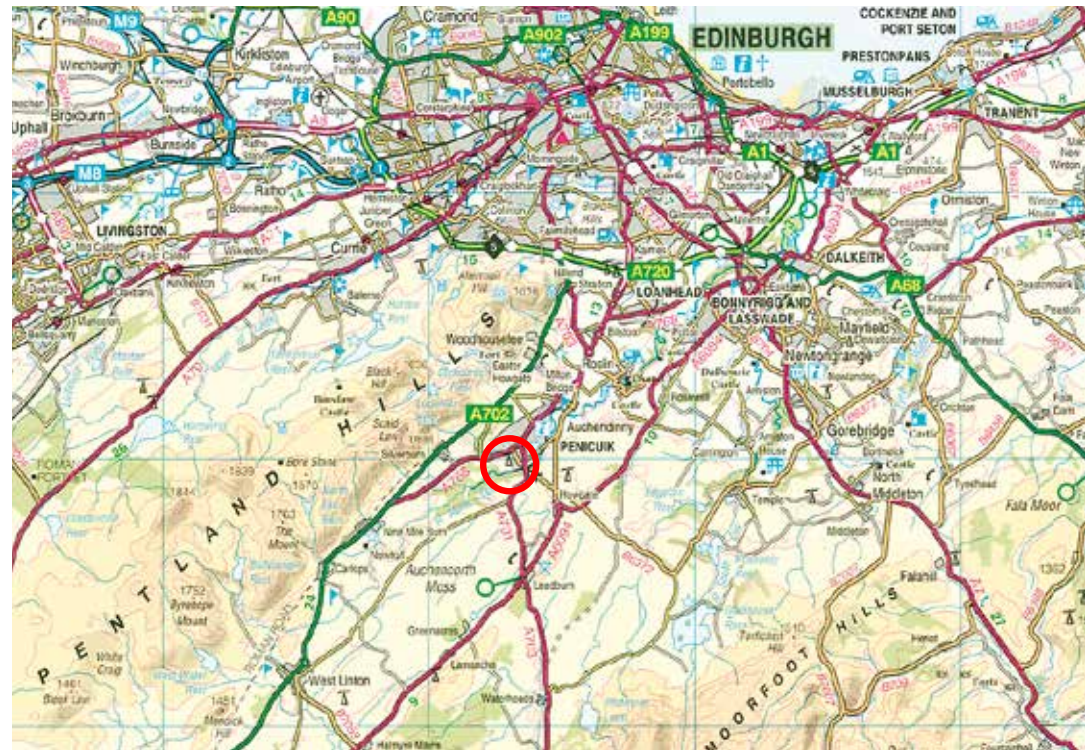
GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2471 SQ FT / 229.6 SQ M

BROOMHILL ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3322 SQ FT / 308.6 SQ M
 (INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows
 are approximate and should be independently verified.

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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.