



GLENGYLE

11 BONNYRIGG ROAD | ESKBANK | MIDLOTHIAN



RETTIE





GLENGYLE

**11 Bonnyrigg Road, Eskbank,
Midlothian, EH22 3EY**

A handsome detached 6-7 bedroom period house with well-tended gardens, offering flexible accommodation just a short distance from the amenities of Eskbank and within easy commuting distance of Edinburgh.

Dalkeith 0.5 miles, Edinburgh 7 miles,
Edinburgh Airport 14 miles (All distances are approximate).

SUMMARY OF ACCOMMODATION

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Dining Room, Open Plan Sunroom and Lounge, Kitchen with access to Large Cellar, Utility Room, Back Porch and Pantry,

First Floor: Landing with Linen Cupboard, Principal Bedroom with Dressing Room, Three Double Bedrooms, and Family Bathroom

Second Floor: Landing, Two Double Bedrooms, Twin Bedroom, Trunk Room, and Storage/Tank Room

Garage: Large Tarmac Driveway and Single Garage with Timber Doors

Garden: Front Garden with Patio and Herbaceous Borders, and Rear Gardens predominantly laid to lawn with extensive patio area and established Herbaceous Borders

About: 0.38 acres





SITUATION:

Eskbank 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, Dobbies Garden Centre and lots of local walks including Newbattle Abbey, Dalkeith Country Park and Lord Ancrum Woods. The Edinburgh Waverley Line is nearby at Hardengreen, offering a rail link to Edinburgh Waverley and the Borders.

There are 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, and George Heriots School. A bus arranged by local parents collects pupils for George Watson's College from Park Road. Edinburgh's Royal Infirmary is also within easy reach by road and bus. Eskbank is also well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.

DESCRIPTION:

Glengyle is a well-presented and generous period family home, with 6-7 bedrooms and 3 large reception rooms, it offers a flexible layout with ample room for a growing family. Set within manicured gardens extending to 0.38 acres, the south facing plot offers a sunny sanctuary within easy commuting distance from Edinburgh.

Entering the house through the front door, the Entrance Vestibule offers a plethora of period features including mosaic tile floors and a stunning feature trefoil window above the front door. Following this welcoming entrance, the spacious Reception Hall offers access to all the main rooms on the ground floor. The Drawing Room is a beautiful room that leads from the hall and offers a dual aspect over the gardens at the front and back of the house through traditional sash and case windows with feature stained glass windows and a window seat at the front. An electric fire is set within a handsome timber fireplace with marble surround and hearth. A door leads to the Sunroom and Lounge which is a sunny south facing room with a modern wood burning stove that offers an ideal place to entertain or relax with external access to the garden via double doors, and a door to the driveway. Returning to the hall, is the traditional Dining Room which offers additional reception space and a bay window overlooking the garden and has stunning period cornicing and an ornate ceiling rose. There is a Shower Room leading from the Hall, with a shower, basin with built-in vanity and WC.

A glazed door from the hall opens to the Kitchen which is bright and open with a large window overlooking the drive letting the light in. The Kitchen is furnished with a range of base units and curved wall mounted cabinetry. A central island features a breakfast bar with seating for two and is fitted with a stylish shaped Teka induction hob with a De Dietrich in-set extractor fan. Further integrated appliances include Siemens oven, steam oven, warming drawer, coffee machine, dishwasher, fridge, and a wine fridge. There is a large Cellar which is accessed from the Kitchen and offers ample further cool storage. The Back Porch provides access outside to the drive, the Pantry, and a generous Utility Room, which is fitted with further cabinetry and worktops. There is plumbing for a washing machine and a ceiling mounted clothes dryer, as well as the Viesmann gas boiler.



Ascending the staircase from the main hall, the landing offers access to four large double bedrooms and a family bathroom on the first floor. The principal bedroom benefits from a large bay window and an adjoining dressing room, with additional fitted wardrobes that are also fitted with a basin and vanity. Three more double bedrooms all offer a generous space with ample room for bedroom furniture and storage. Completing the rooms on the first floor is the Family Bathroom, which features a bath with handheld shower fittings, basin with built-in vanity, and WC. There is a large linen cupboard from the landing.

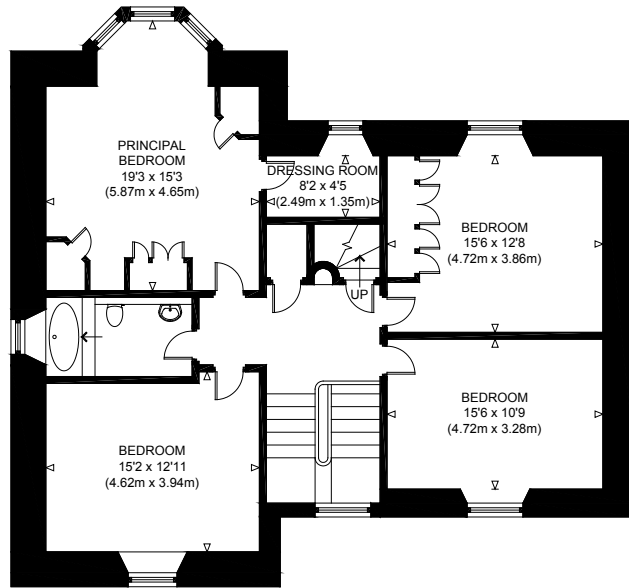
An additional staircase is located behind a door from the landing and leads up to the second floor which offers further flexible accommodation with three additional double bedrooms, a study/trunk room and a tank room housing the water tank. The largest of the three bedrooms on this level has fittings for a wood burning stove, and a feature arched window, and is currently utilised as a gym and study. This top floor has the potential to be used as its own apartment within the house, to suit an older child or visiting family.

GARDEN:

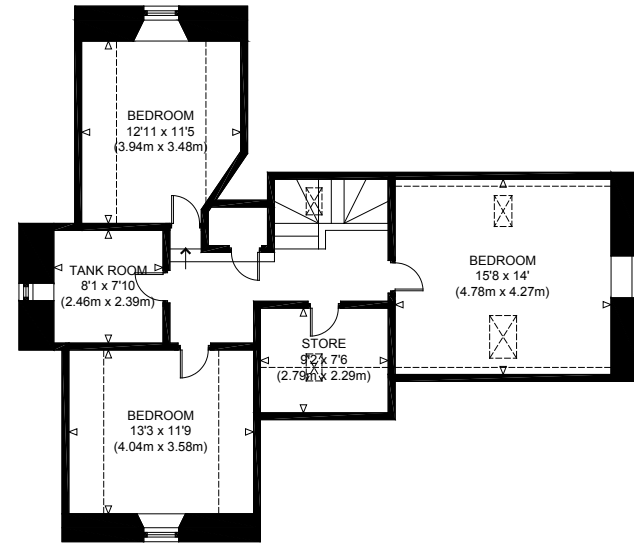
Spacious gardens wrap around Glengyle, offering a sunny spot to enjoy at all times in the day. The gardens are predominantly laid to lawn, with a large patio that the front of the house that provides an excellent space to enjoy dining alfresco. The garden is bounded by a series of herbaceous borders that are stocked with a variety of established shrubs and mature trees. The garden is enclosed by handsome walls and hedging, with a spacious tarmac drive that offers ample parking and turning space in front of the garage.



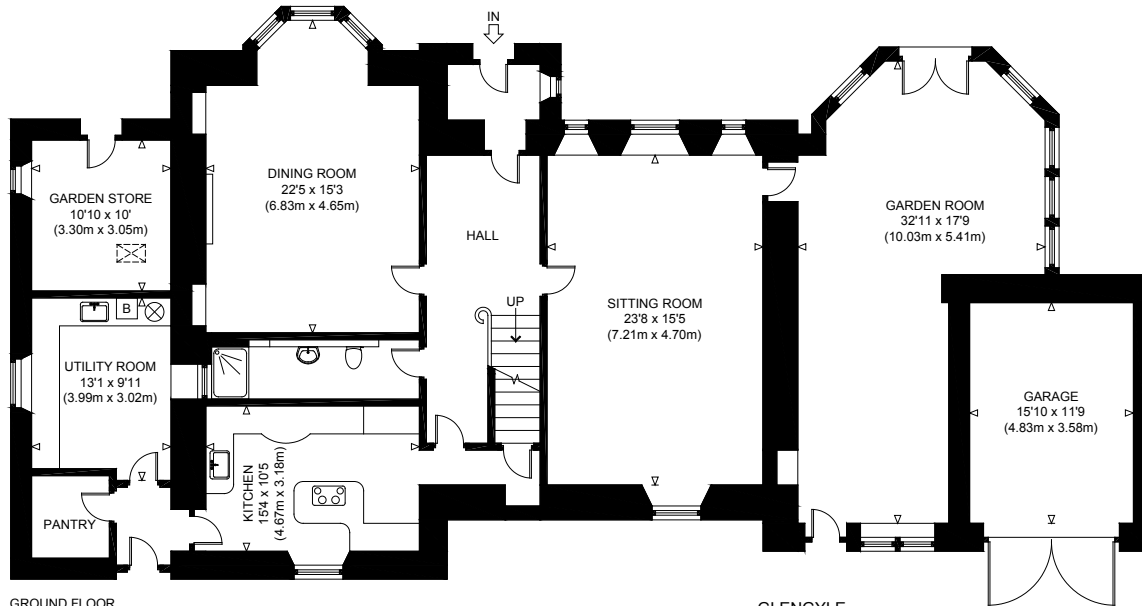




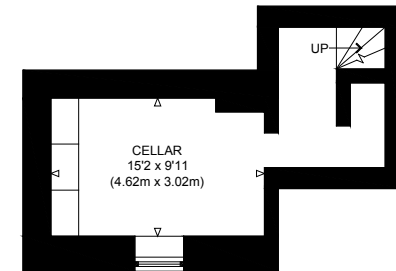
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1160 SQ FT / 107.8 SQ M



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 812 SQ FT / 75.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2301 SQ FT / 213.8 SQ M



BASEMENT
GROSS INTERNAL
FLOOR AREA 230 SQ FT / 21.4 SQ M



GLENGYLE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 4503 SQ FT / 418.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT / GARAGE)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Some items of furniture may be available by separate negotiation.

Services

Mains electricity and water, with mains gas 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 postcode for the properties is EH22 3EY

EPC – Band D

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:

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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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www.rettie.co.uk

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Melrose

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Newcastle Upon Tyne

London

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.