



GLENAFTON HOUSE

38 PENICUIK ROAD | ROSLIN



RETTIE





GLENAFTON HOUSE

**38 PENICUIK ROAD, ROSLIN,
EH25 9LH.**

A stunning former Manse, lovingly restored to create a comfortable modern 4–5-bedroom family home, with separate Annexe and mature gardens.

Bonnyrigg 4 miles,
Edinburgh 9 miles,
Edinburgh Airport 12 miles
(All distances are approximate).

Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Family Room/Office, Dining Room, Kitchen/Breakfast Room, Pantry, Utility Room and Two Cloakroom's.

First Floor: Landing, Principal Bedroom, Principal Shower Room, Three Further Double Bedrooms one with En Suite Shower Room, Family Bathroom and a Linen Cupboard.

Annexe:

Ground Floor: Entrance Hall, Sitting/Dining Room, Kitchen, Cloakroom.

First Floor: Landing, Double Bedroom and a Family Shower Room.

Garden: The gardens at Glenafton House, consist of a front and rear garden and are well tended, bordered by Copper beech hedging.

About: 0.30 Acres





SITUATION:

Glenafton House occupies a prominent position off Penicuik Road in the village of Roslin. Roslin has an assortment of amenities, with a local Co-op, post office and newly opening Portuguese deli. There are good public transport services which operate to the city centre and surrounding villages including Penicuik, with the recently opened Park & Ride close by. The City of Edinburgh Bypass is on hand linking the east and west; providing an ideal location for the commuter. There is a 24-hour Asda close by and Straiton Retail Park is a short drive away, providing a further selection of supermarkets and high street stores including a Sainsbury's supermarket, Next, Ikea, Costco and a Marks and Spencer Food Hall. There is a well renowned primary school in Roslin, whilst secondary schooling can be found in nearby Penicuik. For private schooling, there are many options on the south side of the city, including George Watson's College and Merchiston Castle School. Recreational facilities in the vicinity include Hillend dry ski slope and delightful walks in the Pentland Hills and through Roslin Glen Country Park.

HISTORY:

Glenafton House is a very attractive former manse which was originally built circa 200 years ago, the current owners bought the house in 2006 from the Church of Scotland and it has been lovingly restored from top to bottom over the past 15 years in order to provide comfortable modern accommodation over two floors, with the potential scope to further develop the attic floor (subject to planning consents). In 2015 the current owners made further improvements building a separate Annexe which is now let out successfully via Air BnB. There is also further full planning permission granted to build a garage/studio annexe on the opposite side of the house.

DESCRIPTION:

The property sits proudly behind a copper beech hedge and is stone built with a slate roof, benefiting from double glazed windows sash and case windows with original shutters throughout. Access is made via handsome wrought iron gates that open to the shared driveway, whereby private vehicular and pedestrian access gates open via a secure entry phone system to a private gravelled driveway where there is ample parking for multiple cars in front of the house.

The front door opens to an entrance vestibule with tiled floor and a welcoming entrance hall which gives access to the principal rooms on the ground floor. Throughout the ground floor care and attention has been made to retain original features but also enhance the properties aesthetics with hardwood flooring throughout, original shutters and fireplaces, and oak panelling in the dining room and cloakroom. The sitting room sits to the front of the property and has an open fireplace with cast iron surround and decorative wooden mantle above, with Edinburgh press cupboard. Across the hall is a family room/office which has two open Edinburgh press cupboards with views out over the front driveway. The dining room has impressive oak panelling with a door opening to the butler's pantry/bar with a secondary door that opens to a rear hall.



Continuing from the entrance hall and finalising the accommodation on the ground floor is the kitchen, pantry, utility room and two cloakrooms. The kitchen/breakfast room has a flagstone floor and double doors that open to a raised deck, with base and wall mounted units with wooden worksurfaces and a Belfast sink, modern appliances include a gas fired four door AGA, Neff coffee machine and Neff microwave. From the kitchen a door opens to an inner hall with pantry off, which has space for a freestanding full sized Samsung fridge, freezer and dishwasher. The utility room sits at the end of the inner hall with base and wall mounted units and is plumbed with Whirlpool washer and dryer, there are two gas boilers and a hot water cylinder with a door leading out to the garden. There are two cloakrooms one situated next to the utility room and the other off the main entrance hall.

Returning to the entrance hall the stairs ascend to the first floor, giving access to the principal bedroom and bathroom, three further double bedrooms one with an en suite shower room and a family bathroom. The principal bedroom has a dual aspect and benefits from built in wardrobes and an Edinburgh press cupboard, and off the same landing is the principal shower room which has a walk in shower cubicle with drencher shower head, wc and basin. On the adjacent landing there are three good sized double bedrooms one of which has an en suite shower room. Completing the accommodation on the first floor is a family bathroom with bath, walk in shower cubicle, basin and wc and a spacious linen cupboard. There are two loft accesses via Ramsay ladder to floored loft spaces which have electricity.

Outside Space:

The Annexe is accessed via its own private pedestrian gate which leads straight to the front of the property which has a paved patio area perfect for alfresco dining. To the rear of the annexe is a further courtyard space.

The Gardens:

The gardens at Glenafton House are well tended and consist of a front and rear garden. To the front there are raised flower beds which offer a splash of colour throughout the year and are bordered by a copper beech hedge with three Yew trees which offers privacy from the road. There are two side gates which access the rear garden which is predominantly laid to lawn and is bordered by a high copper beech hedge. Off the kitchen is a raised deck offering the perfect spot for alfresco dining. To the side of the rear garden is a large timber clad shed with a lean-to wood store.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. All white goods are included and certain items of furniture and the curtains will be available by separate negotiation.







Services

Mains electricity, water, drainage with gas fired central heating. The property is serviced by BT Business Fibre.

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 EH25 9LH.

EPC –

Band TBC.

Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

Council Tax Band -

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.

The Annexe:

The Annexe was built in 2015 and was originally built as an office space but was later converted into comfortable living accommodation and has since been successfully let for a number of years. The annexe has a front stone façade with render finish to the rear under a slate roof. Access is made from the side of the annexe with the front door opening to an entrance hall. The sitting room sits to the front of the property and is bathed in natural light from the large floor to ceiling windows overlooking the front garden. The sitting room is very spacious and offers plentiful space for living and dining.

Off the hall is a galley kitchen with a range of wall and base mounted units with a sink and modern appliances which include a Lamona oven, with four ring induction hob above, half height Russel and Hobbs fridge/freezer and a Lamona dishwasher. Off the kitchen is a cloakroom with wc and basin.

Returning to the entrance hall the stairs ascend to the first floor and landing giving access to the spacious double bedroom which benefits from plentiful natural light from the Velux windows and juliet balcony, there is also a spacious cupboard providing storage. Across the landing there is a shower room with walk in shower cubicle, wc and basin with a feature port hole window.

The Annexe



The Annexe



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 Annexe

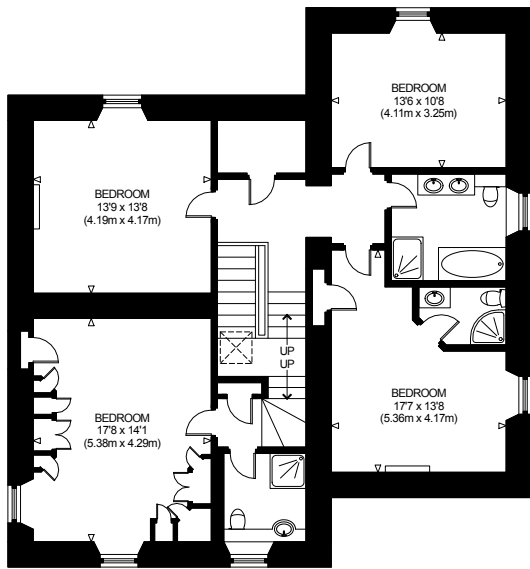


The Annexe

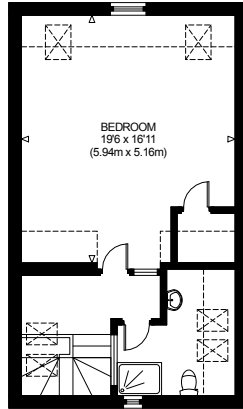


The Annexe

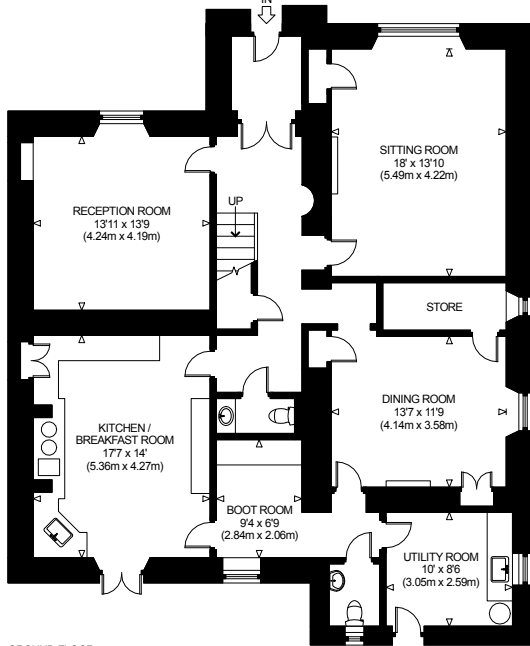




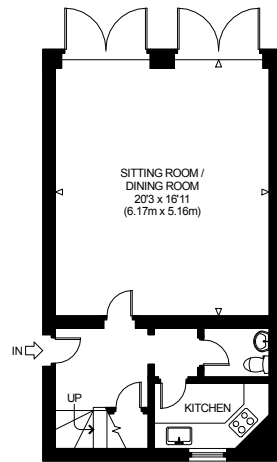
FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1276 SQ FT / 118.6 SQ M



OUTBUILDING FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 509 SQ FT / 47.3 SQ M

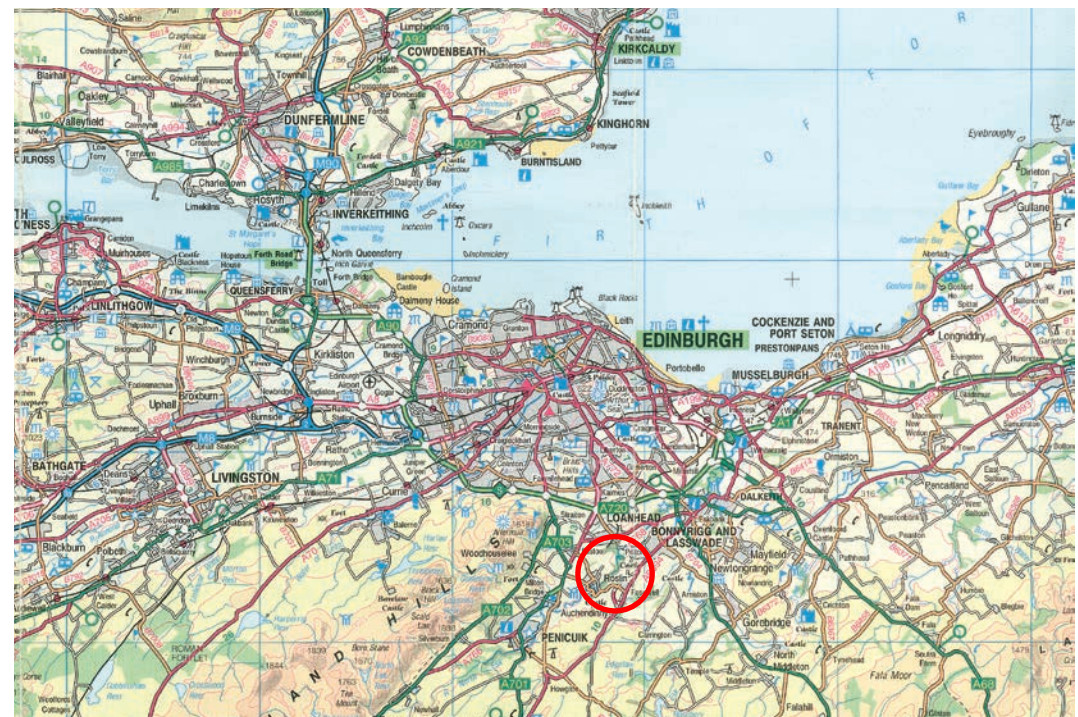


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1505 SQ FT / 139.8 SQ M



OUTBUILDING GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT / 48.1 SQ M

GLENAFTON HOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2781 SQ FT / 258.4 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 1027 SQ FT / 95.4 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
TOTAL COMBINED FLOOR AREA 3808 SQ FT / 353.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Edinburgh

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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.