



PLOT - 14 PARK ROAD

ESKBANK | MIDLOTHIAN



RETTIE





PLOT - 14 PARK ROAD

**ESKBANK, MIDLOTHIAN,
EH22 3DF**

A rare and unique opportunity to purchase a substantial half acre plot with planning permission for a two storey 4-bedroom family home, situated in a walled garden, within commuting distance of Edinburgh.

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

SUMMARY OF PLANNING PERMISSION:

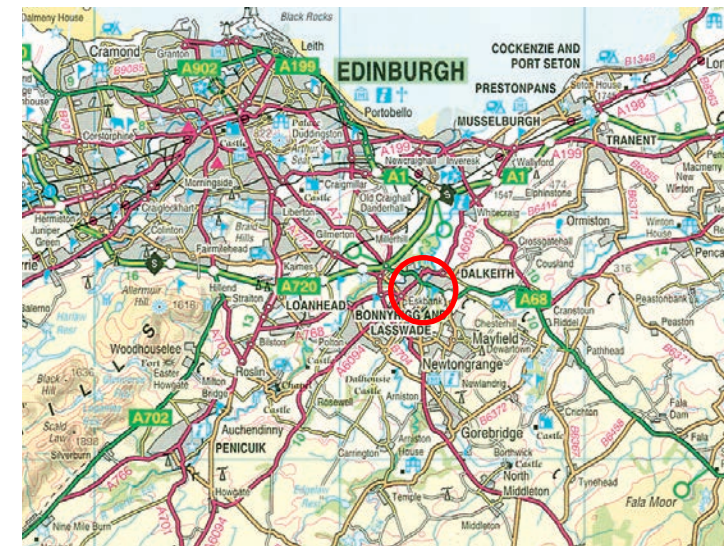
Lower Ground Floor: Porch, Three Double Bedrooms with En Suite Bathrooms, one with Dressing Room, Linen Cupboard.

Ground Floor: Porch, Entrance Hall, Open Plan Kitchen/Sitting/Dining Room with Balcony Off, Drawing Room, Double Bedroom with Dressing Room and En Suite, Utility Room and Cloakroom.

Garage: Integral Double Garage

About: 0.47 Acres

Plans - 19/00202/DPP | Erection of dwellinghouse; formation of driveway and associated works | Land At 14 Park Road Dalkeith



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 and a Dobbies Garden Centre with the neighbouring Pentland Hills offering a variety of picturesque walks. The new Edinburgh Waverley Line is nearby at Hardengreen, offering a 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, and George Heriots School. 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:

The plot at 14 Park Road sits within a beautiful walled garden extending to approximately half an acre. This unique plot presents a rare opportunity to build your own home with detailed planning already approved for a 4-bedroom family home with integral double garage. The position of the plot is in a quiet secluded part of Eskbank off Park Road where there is access to the plot via a shared private road.

The plans detailed approval of a contemporary two-storey dwelling house with partial stone and partial timber clad façade with a (tiled/slate roof). The property will have a contemporary design with open plan living on the ground floor, ideal for modern family living, with a separate drawing room and double bedroom with en suite and dressing room. Off the open plan kitchen/living/dining room is a balcony.

The lower ground floor accommodation comprises three further double bedrooms all of which have en suites, and one bedroom will have a dressing room.

The house also features an integral double garage and externally the gardens will wrap around the house on all sides.

GENERAL REMARKS AND INFORMATION:

Architect:

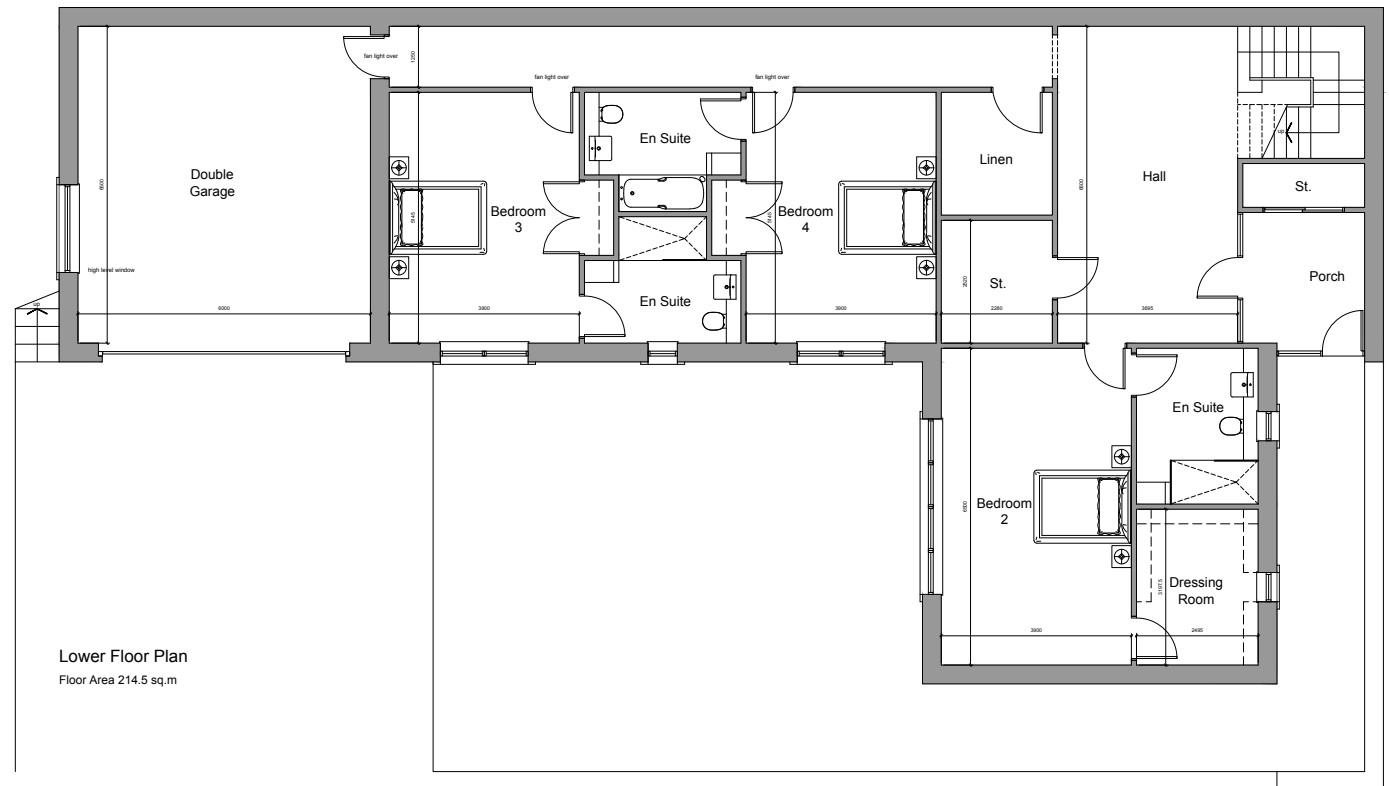
Aitken Turnbull Architects, 9 Bridge Place, Galashiels, TD1 1SN – 01896752760.

Plans:

Can be found on the Midlothian Planning Portal 19/00202/DPP I Erection of dwellinghouse; formation of driveway and associated works I Land At 14 Park Road Dalkeith. (19/00202/DPP I Erection of dwellinghouse; formation of driveway and associated works I Land At 14 Park Road Dalkeith (midlothian.gov.uk).

Conditions:

A condition of sale is that the incoming purchaser must erect a stone wall between 14 Park Road garden and the new plot boundary.



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 EH22 3DF.

Local Authority:

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

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

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.

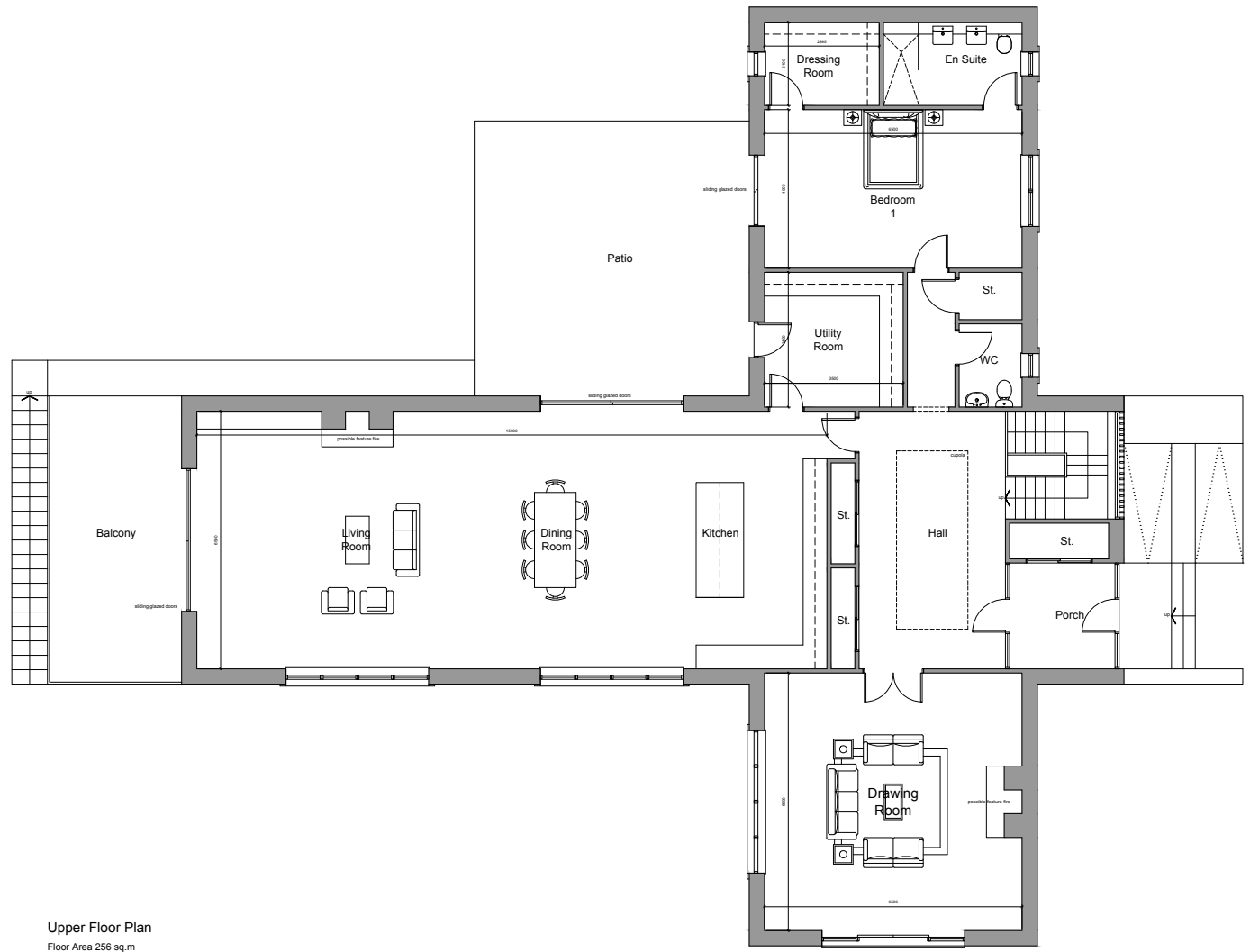
Important Notice:

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.



Upper Floor Plan
Floor Area 256 sq.m



11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160
mail@rettie.co.uk

www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

St Andrews

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.