



# 2 HILLHEAD

BROOMIEKNOWE | BONNYRIGG



**RETTIE**





### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Sitting Room, Hall, Kitchen, Principal Bedroom with Cupboard, Second Bedroom, and Shower Room.

**Garden:** Sheltered Courtyard Garden with easily maintained paving

**Area:** 644 sq ft

# 2 HILLHEAD

**Broomieknowe, Bonnyrigg, EH19 2AH**

A beautifully presented 2-bedroom ground floor apartment with sheltered courtyard garden finished to a high standard within easy commuting distance to Edinburgh and the City Bypass

Dalkeith 2.5 miles, Edinburgh 7.5 miles, Edinburgh Airport 13 miles (All distances are approximate).





#### SITUATION:

Hillhead is situated in a leafy residential area known as Broomieknowe, which is between Bonnyrigg and Lasswade, both of which are within walking distance, and takes its name from the summit on which it lies. Broomieknowe principally comprises 19th Century stone-built detached properties which are now protected within a conservation area.

The surrounding area offers an excellent selection of countryside walks and Broomieknowe golf course a short walk along Golf Course Road. The property is conveniently situated within thirty minutes' drive of Edinburgh city centre and provides easy access to the city bypass with links to Edinburgh International Airport and to the motorway network.

Located within easy driving or cycling distance of Dalkeith Country Park with the very popular Fort Douglas play park and shops and café at Restoration Yard, Hillhead is in an ideal location for active residents. There are excellent public transport services to Edinburgh with buses direct to and from the city centre as well as the new Borders Railway line which stops at Eskbank station and is located a short drive away, or approximately a thirty-minute walk. This offers access by rail to Edinburgh Waverley in 20 minutes.

Bonnyrigg high street offers a full range of everyday shops and restaurants including a Co-op supermarket, banks, swimming pool/gym and a post office. A large Tesco is located a short drive away at Eskbank and Dobbies Garden Centre is also nearby. Medical services at Bonnyrigg Health Centre is a short walk from Hillhead on Bonnyrigg high street. Hillhead is in the catchment area for Lasswade Primary School and the newly built Lasswade High School, both of which are highly regarded. Lasswade High School incorporates a community leisure centre including a swimming pool and gym.

#### DESCRIPTION:

2 Hillhead is a beautifully presented ground floor apartment that has been completely renovated by the current owner since they bought it a few years ago. The property is an ideal first-time purchase, or buy to let investment, also for those looking to downsize to a property on one level. The work carried out at the property includes, but is not limited to, new windows and doors, re-wiring, new heating system, new kitchen and shower room, the floors have been raised and insulated, and the walls and ceilings stripped and re-plastered.

The property is entered from through the front door from Hillhead and opens into an entrance vestibule which leads through to the Sitting Room. The generous Sitting Room offers ample space for furniture, and a large window and a glazed door offer plenty of natural light. From the Sitting Room, a door leads to the Hall which provides access to all the rooms in the property, as well as a glazed sliding door to the Courtyard Garden. The bright Kitchen is open to the Hall, with a handsome feature open stone wall providing charm and character and a large velux roof window which bathes the room with light. The stone wall is stylishly offset by the clean and crisp monochromatic design throughout the kitchen, which is enhanced by sleek and modern white handle-less cabinetry and geometric white tiled backsplash with black trim. The kitchen is fitted with Lamona appliances which include an induction hob, oven, extractor hood, fridge and freezer. There is also an integrated washing machine. The kitchen also benefits from electric underfloor heating.

The two bedrooms are located at the back of the building along the bright hall which offers access to the garden via a glazed sliding door. The Principal bedroom offers peaceful and spacious accommodation, with a large walk-in cupboard providing space for storage. The second bedroom offers room for further accommodation with a cupboard that houses the hot water tank. The bedrooms are fitted with sleek space saving Herschel ceiling mounted heaters, which use efficient infrared technology to heat the room. The Shower Room is fitted with a large shower cubicle with rainfall shower and easy to keep wall panels and completed with a basin and WC. There is a wall-mounted electric heater and a vented extractor fan.



### GARDEN:

The Courtyard Garden at Hillhead is access from the hall and offers sunny sheltered outside space with a southwest facing aspect. The Courtyard is fitted with low maintenance paving, and is ideal for dining alfresco and entertaining friends on warm summer evenings.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The curtains are excluded but the fitted blinds will remain.

#### Services

Mains electricity, drainage, and water, with electric heating in the form of a Dimplex electric radiator in the Sitting Room, electric underfloor heating in the kitchen, and Herschel ceiling mounted infrared heating panels in the bedrooms.

#### Viewing

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

#### Satellite Navigation

For the benefit of those with satellite navigation the postcode for the properties is EH19 2AH

#### EPC – Band D

Local Authority – Mid Lothian Council, 40-46 Buccleugh Street, Dalkeith, EH22 1DN. Tel: 0131 270 7500

#### Council Tax – Band C

#### 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:

There is a right of access to the courtyard for maintenance. 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.

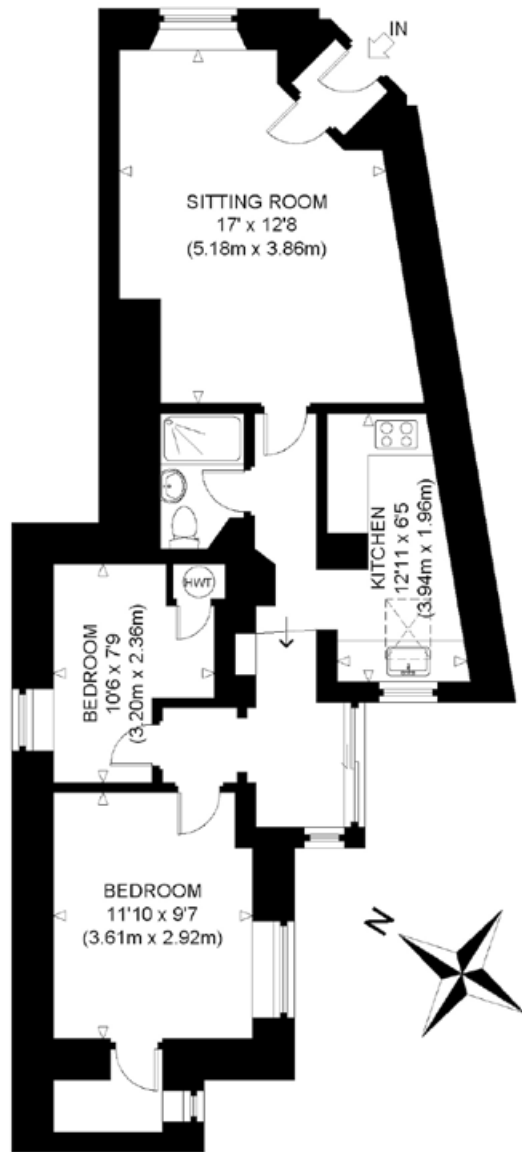
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No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









GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 644 SQ FT / 59.8 SQ M

**HILLHEAD**

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 644 SQ FT / 59.8 SQ M

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.