



IVANHOE, 28 PENICUIK ROAD

Roslin, Midlothian, EH25 9LH



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A charming 2-bedroom semi-detached cottage set in a large garden plot with great potential for modernisation, within easy commuting distance of Edinburgh

Straiton 3 miles, Edinburgh 8 miles, Edinburgh Airport 12 miles (All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room, Two Double Bedrooms, Kitchen, Conservatory, and Shower Room.

Garden: Generous front and back gardens, predominantly laid to lawn with a paved multi-car driveway.

About: 0.21 acres



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Situation:

28 Penicuik Road 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, Dolly's Tearoom and speciality Portuguese Supermarket. 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.

Description:

Ivanhoe is a charming and characterful 2-bedroom semi detached house which has been in the same family for over 85 years. Now in need of some modernisation, the house which sits in a generous plot holds huge potential to be a wonderful property for those seeking a fixer-upper to downsize to, or a young family looking for a project to make their own.

An iron gate opens into the low maintenance front garden and a paved path leads to the handsome front door which features ornate detailing. The entrance vestibule leads into the central hall, from which the main rooms of the house lead. High ceilings and period features throughout add character, and the well-proportioned rooms are bright and spacious, with UPVC windows and doors that were added in 2018. The Sitting Room features a gas fire, fitted in front of what once was an open fireplace and could be again. There is an Edinburgh Press and attractive corning around the room. Across the hall is the Principal Bedroom which has built in shelving with mirrored sliding doors, and an electric fire set into the original open fireplace. The second Bedroom is equally spacious and enjoys an outlook over the back garden, with a decorative fireplace and Edinburgh Press with a fitted safe.

The Dining Room is a large room with attractive decorative wooden features, added by a member of the family who had worked in ship building. There is an original fireplace with an open fire fitted with a handsome wooden mantle and tile surround. The Dining Room leads through to the Kitchen and Conservatory which are formed of a harled extension to the rear of the house. The Kitchen is fitted with a range of base and wall mounted units with traditional wooden cabinetry and is brightly lit by windows on three sides of the room. There is ample space for freestanding kitchen appliances and whitegoods, and the Vaillant combi gas boiler was fitted in the kitchen in 2018.



The Conservatory leads from the Kitchen offering a bright space to make the most of the sunny days, with a leafy outlook over the back garden and door that leads out to the side of the house and driveway. Returning to the main hall, the property is completed by a newly fitted Shower Room with a large corner shower cubicle with wet-wall panels, a basin with vanity cabinet, WC, and heated towel rail. The large floored Attic spans the length and breadth of the original part of the house and is accessed from the hall via a ceiling hatch with a pull-down Ramsay style ladder.

Garden:

Ivanhoe is well-positioned in a large 0.21 acre plot with front and rear gardens and a large multi-car driveway. The front garden is formed of a paved path flanked by gravel chips with sprawling white heather bushes that are popular with the bees, and well stocked flower beds on all 4 corners. The front garden is enclosed by a low stone wall with wrought iron railings, pedestrian gate, and vehicular gate. The driveway leads through further metal gates to the rear garden where there is a large paved parking area and car-port. The rear garden is predominantly laid to lawn, with a variety of established trees and hedges that bound the space, offering privacy and shelter. The rear garden is enclosed by walls on both sides and a timber fence at the back of the garden, with a series of outbuildings within the garden. There are two brick outhouses with a timber façade, two glazed greenhouses, and a stable/shed.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Mains electricity, drainage, and water, with mains gas central heating.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH25 9LH

EPC – Band TBC

Local Authority

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

Council Tax – Band F

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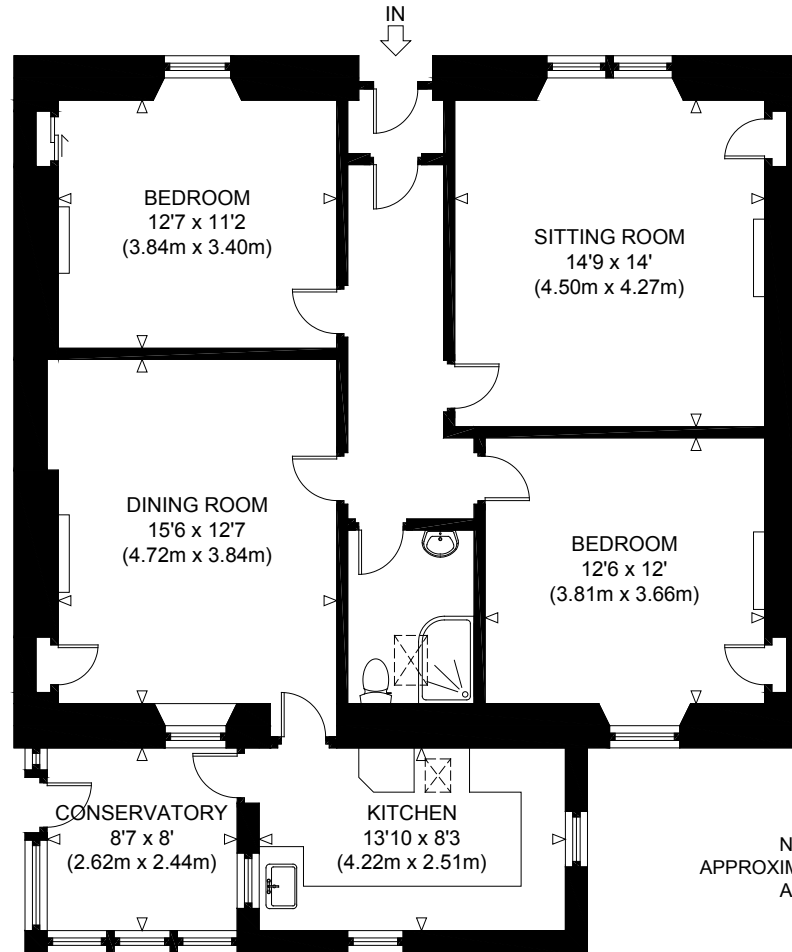
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred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

RETTIE

☎ 0131 624 4183

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🏠 11 Wemyss Place
Edinburgh
EH3 6DH



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1136 SQ FT / 105.5 SQ M

PENICUIK ROAD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1136 SQ FT / 105.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
All plans are for illustration purposes and should not be relied upon as statement of fact.
Please note areas within curved and angled walls are approximated.



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.

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