



## 1 TEMPLE

Gorebidge, Midlothian, EH23 4SH



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**A charming 18th century home with a delightful, terraced cottage garden overlooking the peaceful River South Esk and within commuting distance of Edinburgh City.**

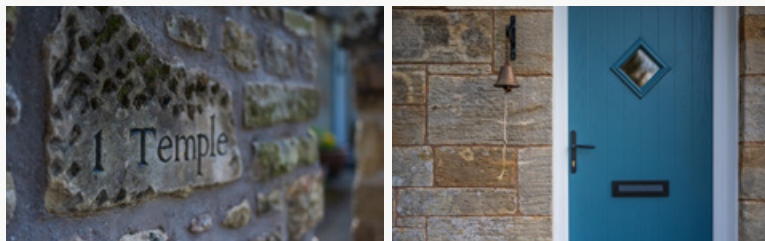
Gorebidge 2.8 miles, Bonnyrigg 5.1 miles, Edinburgh Bypass 11.5 miles, Edinburgh 12 miles, Edinburgh Airport 19.5 miles (All distances are approximate).

## Summary of Accommodation

**Elevated Ground Floor:** Lounge/Entrance Hall, Double Bedroom with En-Suite Bathroom, Double Bedroom, Family Bathroom.

**Lower Ground Floor:** Sitting Room open plan to a Dining area, Kitchen, Pantry, WC, Bedroom/Study, Vestibule.

**Around 0.362 Acres.**



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## Situation:

1 Temple is a charming 18th century former Drovers Inn situated to the east of the peaceful River South Esk approximately 2.8 miles south west of the village of Gorebridge within the Temple and Arniston Conservation Area. The property overlooks a grassed farmland hill to the front of the property and occupies an elevated position to the rear bounded by the River South Esk which peacefully flows past the property's delightful, tiered cottage garden.

Nearby Gorebridge is a popular commuter town providing excellent local amenities offering easy access to Edinburgh city centre in just 26 minutes by train. Steeped in history, Gorebridge is 10 miles south of Edinburgh and is well placed to access the A7, Edinburgh City Bypass and Edinburgh Airport. The Borders towns of Galashiels, Peebles, Melrose and Hawick are within 40 minutes drive to the south of Gorebridge. Centring on a charming high street, Gorebridge provides independent shops, several schools and is a short drive from local amenities.

Local schooling is available at Moorfoot Primary School and St Andrews Primary. Secondary School options include St Davids High School and Newbattle High School in Dalkeith. Temple Nursery in Temple and Newbyres Nursery is located on the high street in Gorebridge. A 24 hour Tesco located in Dalkeith a short drive away (5.6 miles). For day-to-day needs there are several convenience shops on Gorebridge High Street. Thanks to its location, there are various opportunities for leisure activities close to Gorebridge. Gore Glen Woodland Park and Gore Water offer scenic walks. Vogrie Country Park, a short drive away, offers 11.5 miles of scenic walks, a nine-hole golf course, cafe and a Park Run every Saturday morning. Also within easy driving distance are the Pentland Hills, Moorfoot Hills and Glentress Forest.

Gorebridge Station is a popular commuter stop offering regular services to Edinburgh and the Borders. Reopened in 2015, further investment in the station will provide a new community cafe/gallery, bike hire and office space on the upper floor of the station. There are 7 golf courses all within 13 miles of 1 Temple south of the Edinburgh Bypass with a further number of some of the finest golf courses in Scotland in Edinburgh City and East Lothian all within a 1 hour drive. East Lothian is home to several stunning, sandy beaches along its coastline such as Gullane Beach (22 miles) and beaches at North Berwick (26 miles).





### Description:

1 Temple is accessed off Temple Road located behind a roadside stone wall with its rough stone façade and harled gable ends sitting under a slate-pitched roof. 1 Temple is approached through a stone wall with a predominantly paved pathway to the front of the house. A newly installed front door provides access to the lounge/reception hall on the ground floor with triple aspect windows providing a nice outlook over the garden grounds. Large wooden beams provide a warm character to the room with added light streaming in through the two roof windows. There is a cupboard housing the hot water tank and further low-level cupboard space. Across the lounge/reception hall you arrive at the family bathroom with bath on base wooden panelling and tiled surround, wash hand basin also with base wooden panelling, WC, and cork-tiled floor. The hallway contains storage cupboards before arriving at the two first floor bedrooms. The principal bedroom has wooden floors and dual aspect windows overlooking the garden allowing light to stream in. The en-suite shower room lies off the principal bedroom with a walk-in shower cabinet with electric shower, basin, WC and a cork-tiled floor. Adjacent a further double bedroom with wooden flooring enjoys a triple aspect overlooking the front, side and rear garden grounds including delightful views down to the river.

From the lounge/reception hall, a staircase with wooden balustrade descends to the lower ground floor providing access to the kitchen. The kitchen is full of heritage charm with a timber ceiling, exposed beams and a wood burning stove with log storage space providing a heartening focal point. There are floor and wall mounted wood-style storage units, a dishwasher, electric hotpoint oven and hob, stainless steel basin, quarry tiled floor and fridge. A double-door cupboard houses the electric central heating with further shelving storage space. Two windows overlook the garden and grounds with door access to the vestibule/boot room. A neighbouring pantry/utility room lies off the kitchen providing ample space for a washing machine, tumble dryer and storage with a WC adjacent.

The sitting/dining room is accessed from the kitchen providing further views of the garden where the exposed timber ceiling and beams from the kitchen are continued with a low level built-in cupboard. A notable feature of the sitting room is the wood burning stove with slate hearth. Completing the lower ground floor is the bedroom/study with timber floor. The bedroom is flooded with natural light from the dual windows providing an outlook over the garden and grounds.

1 Temple is a characterful property that would benefit from modernisation to provide a delightful home with a charming private garden in a location within easy commuting distance from Edinburgh.



### Garden

The gardens at 1 Temple are a true delight and have been shown locally in Temple Open Days for Scotland Gardens Scheme by the current owners. The garden is a particular asset of the property, surrounding the house attractively sheltered by stone walls, mature trees, it is something of a protected haven, providing a sense of privacy and seclusion.

Access to the gardens can be found either externally via the north west gable end of the house over a wooden decked area, down a wooden staircase or directly from the house's lower ground through the vestibule/boot room back door. The characterful, multi-terraced cottage garden enjoys a variety of interspersed lawns, terraced rockeries with an array of herbaceous plants, shrubs and seasonal bulbs flanked by paved and gravelled pathways winding throughout the enchanting garden space. There are many peaceful and relaxing patio and seated areas throughout the garden to entertain and enjoy the garden views and calming sound of the River South Esk in warmer months. A garden lawn lies to the south east gable end of the house below the high roadside wall which is lined with small trees, shrubs and overlooks the river with an adjacent path down to a small patio area for a peaceful elevated view of the river. Further paths run down to the river's edge where wild garlic can be found sprawling along the flat river bank. To the north of the property's boundary a greenhouse sits above the river adjacent to a small lawned area above the terraced rockeries. Nearby the long garage/shed lies with surrounding patio paving. From this level you can enjoy further elevated views across the garden, down to the river and looking back to the house with access back to the main road.

### Outbuildings

A garage/shed with timber framed construction and timber walls is accessible from the road just uphill from the main house with rear double doors that open to the garden beyond.

### GENERAL REMARKS AND INFORMATION:

#### Fixtures and Fittings:

All items in the Particulars of Sale are included in the sale price.

#### Services:

Mains Electricity, Water, Drainage. Electric central heating.

#### Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: [mail@rettie.co.uk](mailto:mail@rettie.co.uk).

#### Satellite Navigation:

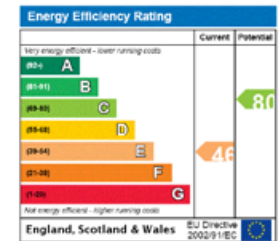
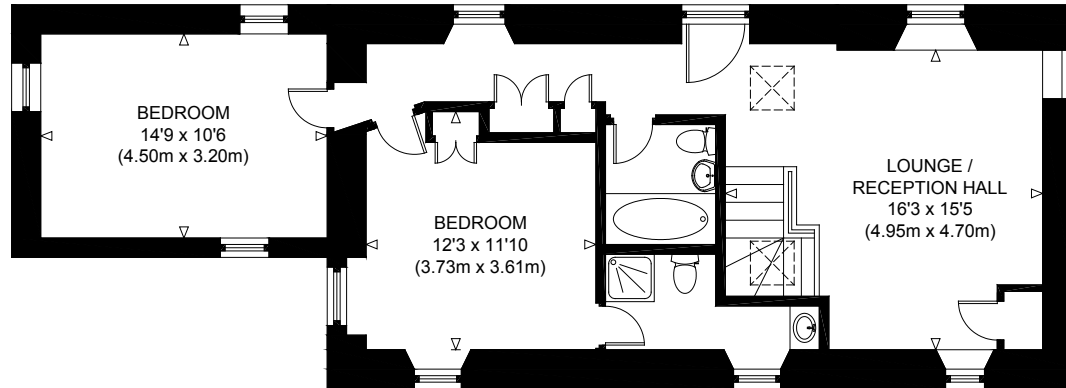
For the benefit of those with satellite navigation the property's postcode is EH23 4SH.

What Three Words: [///housework.bundles.bouncing](https://housework.bundles.bouncing)

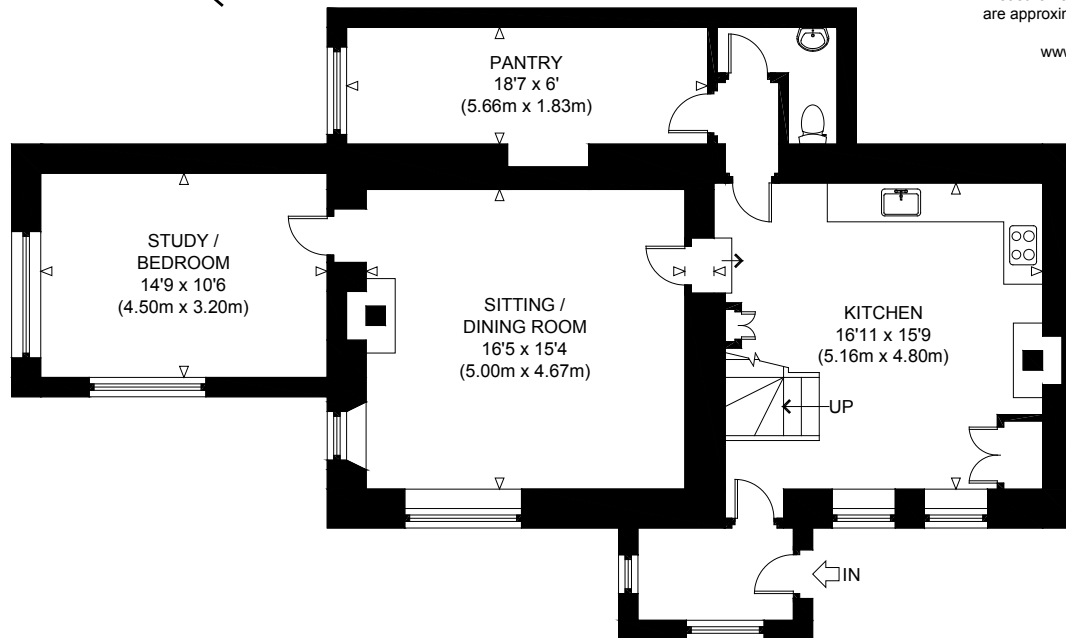
#### EPC

Band E.





TEMPLE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1719 SQ FT / 159.7 SQ M  
 All measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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RETTIE

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 Edinburgh  
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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.



**Local Authority:**

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

**Council Tax Band:**

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:**

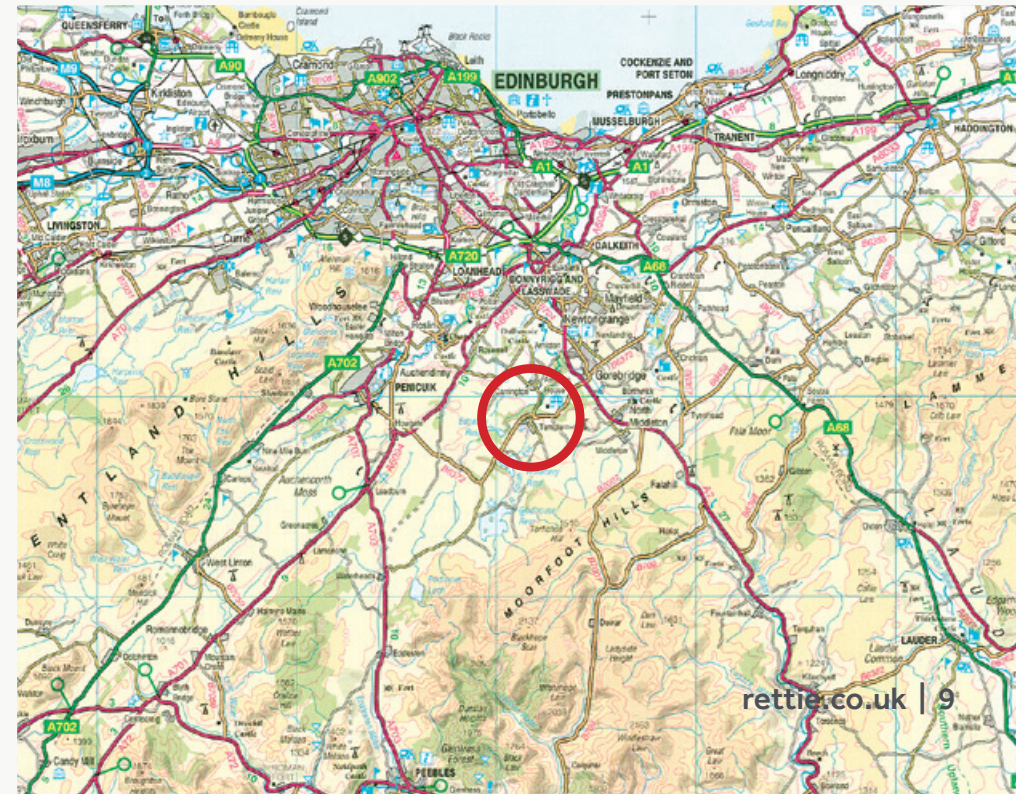
Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order 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: 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 misstatement 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.







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.

## RETTIE

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