



BOGHALL FARMHOUSE

Biggar Road, Hillend, Midlothian, EH10 7DX.





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A stunning C-Listed 4-bedroom family home, nestled at the foot of the Pentlands, yet within striking distance of Edinburgh City Centre. The property sits within private garden grounds, offering a triple garage complex, with separate studio apartment above and a workshop.

Fairmilehead 2 miles, Edinburgh City Centre 5 miles, Edinburgh Airport 9.5 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor: Entrance Hall, Sitting Room, Dining Room, Kitchen – Breakfast Room, Playroom/Living Room, Utility Hall, Shower Room and Boot Room.

First Floor: Principal Bedroom, Three further Double Bedrooms, a Family Bathroom, Study and a Linen Cupboard.

Workshop: An adjoining workshop with built in work bench and a partially floored loft. With Listed building consent already in place to convert to a 2-bedroom self-contained apartment.

Triple Garage: A beautiful oak framed triple garage with work bench to the rear and separate cloakroom.

Studio Apartment: Above the garage, is a stunning studio apartment with open plan bedroom/sitting room/kitchen and a separate shower room.

Land Area: about 0.95 Acres



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Main House  3  4  2

The Studio   1  1

Situation:

Boghall Farmhouse is situated just 5 miles South of Edinburgh City Centre nestled at the foot of the Pentland Hills, it occupies the perfect position to enjoy all that the surrounding countryside has to offer, whilst being easily accessible to Edinburgh City Centre and the By-Pass. Straiton Park is 2 miles away offering a selection of supermarkets and high street stores including a Sainsbury's supermarket, Next, Ikea, Costco and a Marks and Spencer Food Hall. There are also a number of well stocked garden centres in the vicinity. For the sporting enthusiast Midlothian Snowsports Centre and Swanston Golf Club are both within close proximity of the property.

The property falls within the Mauricewood Primary School and Beeslack High School catchment area, with private schooling, there are many options on the south side of the city, including George Watson's College and Merchiston Castle.

There are good public transport services which operate to the city centre and surrounding villages, with the Park & Ride at nearby Straiton Retail Park. A bus stop on the main road outside the property will take you into the city in approximately 30 minutes. The City of Edinburgh Bypass is less than one mile away, which links the East and West of Edinburgh, and provides easy commuting into the city.

General Description:

Boghall Farmhouse is a beautiful C-listed stone-built farmhouse, showcasing a fine example of Scots Baronial Style with crow stepped gabling with bird, thistle, crescent moon and floriate finials. The house is one of the three original 'Pentland Palaces' and has undergone a complete renovation by the current owners, whilst retaining many of its period features and charm.

Boghall Farmhouse is approached via a shared road arriving to electric gates that open to a private gravelled driveway providing ample parking space for multiple cars. The house sits centrally within its garden grounds, offering a front garden, central courtyard and kitchen garden.



Steps lead up to the front door which opens to a bright and spacious entrance hall with tiled floor, giving access to the principal rooms on the ground floor. The sitting room sits to the front of the property featuring high ceilings with a central ceiling rose, a log burning stove sitting under a marble mantelpiece and a beautiful Bay window with window seat overlooking the front garden. Across the entrance hall sits the dining room, which is bathed in natural light due to its dual aspect overlooking the front garden and central courtyard. The dining room features a log burning stove sitting under a stone mantle with cupboards and alcove shelving either side, bifold doors open out to the courtyard garden.

The modern kitchen offers a range of wall and base mounted units, with a marble effect solid quartz worktop and a breakfast bar, with a basin overlooking the side garden and a separate pantry cupboard. Integrated appliances include a Whirlpool dishwasher, Neff five ring induction hob with extractor fan above, two "slide & hide" Neff ovens (one with steam function), full height fridge and half height freezer and a Hotpoint microwave. From the kitchen a door opens to a bright and spacious children's playroom, which could be utilised differently to suit the incoming purchasers needs, with bifold doors opening to the courtyard garden. From the kitchen a door opens to a boot room with a back door opening to the courtyard garden.

Completing the accommodation on the ground floor is a utility hall with wall and base mounted storage units with a wooden work surface, basin and space for a washing machine. From the utility hall a door opens to a shower room, which has a walk-in shower cubicle, with a drencher showerhead and separate handheld shower attachment, basin, WC and heated towel rail.

From the entrance hall stairs with the original wrought iron balustrade, ascend to the first floor and landing, giving access to the principal bedroom, three double bedrooms, a family bathroom, study and a linen cupboard. The principal bedroom is a generously sized room with a log burning stove sitting under a wooden mantel with views over the front garden. The adjacent bedroom currently serves as a nursery, with a small study opposite with views of the Pentland Hills. Across the landing there are two double bedrooms both with log burning stoves that overlook the side garden. Completing the accommodation on the first floor is a luxurious and spacious family bathroom, with freestanding oval bath with separate handheld shower attachment, walk-in shower cubicle with drencher showerhead, wall mounted jets and separate handheld attachment, twin basins, heated towel rail and a WC. Adjacent to the bathroom is a spacious linen cupboard housing the thermal store.

Garden:

The house sits centrally within its garden grounds with the front garden predominantly laid to lawn with a colourful herbaceous border interspersed with specimen trees, featuring a children's play area, with rubber matting and a swing set. From the front driveway a pedestrian gate opens to a leisure area with raised wooden decking with hot tub spa and outdoor shower. A further pedestrian gate opens to a courtyard garden, which is partially paved and partially decked, perfect for al fresco dining, with a beautiful and colourful herbaceous border, an area of lawn and space for outdoor seating. Behind the workshop is predominantly laid to lawn, with a paved patio area and log store and to the side of the house are apple and pear trees. To the side of the triple garage is an impressive kitchen garden with raised vegetable beds, which are well stocked, with a greenhouse, water tank and two timber framed garden sheds.

Workshop:

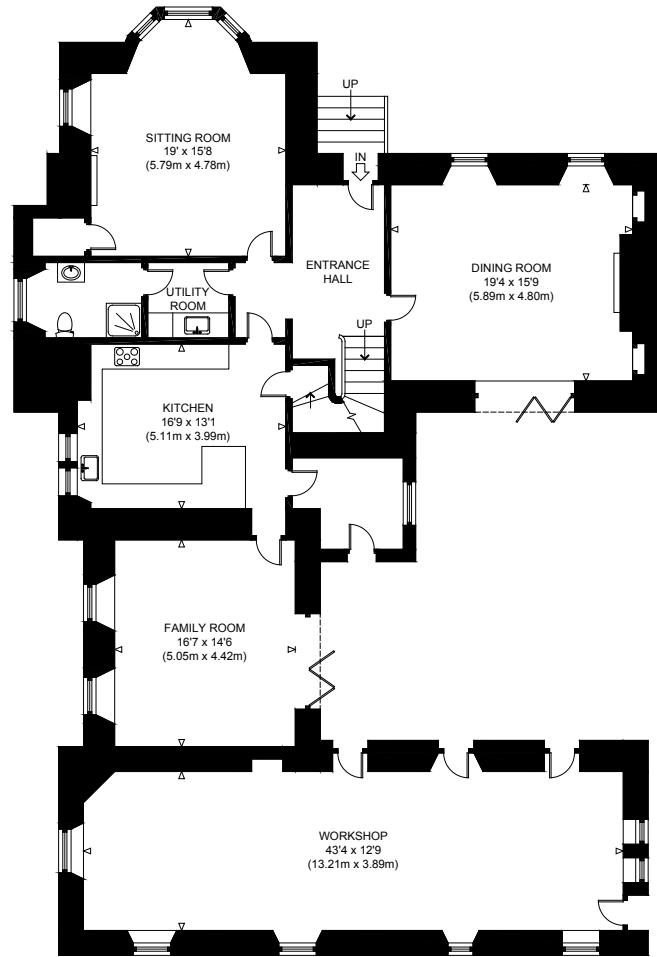
From the courtyard, steps lead up to a generous sized external workshop with built-in workbench and a partially floored loft above. This generous space has already received Listed Building Consent to be converted into a living space as a 2-bedroom self-contained apartment which could be used for multi-generational living, or a short-term let opportunity (subject to short-term let licence).



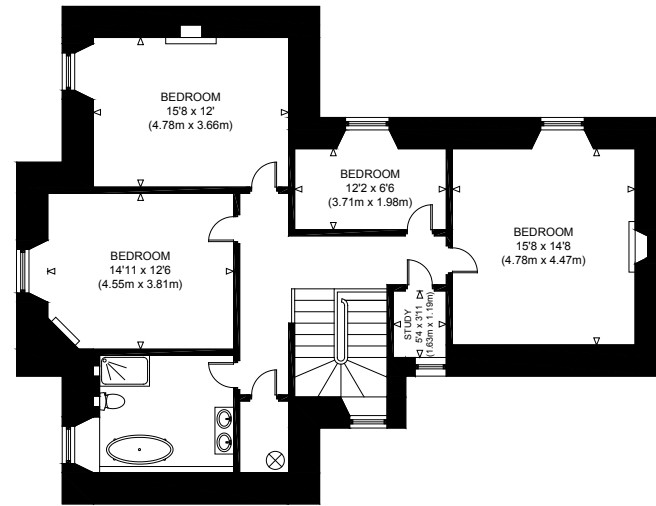




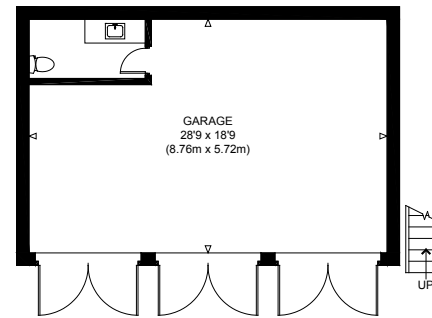




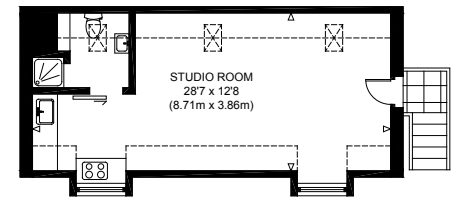
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2082 SQ FT / 193.4 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1099 SQ FT / 102.1 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 539 SQ FT / 50.1 SQ M



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 372 SQ FT / 34.6 SQ M

BOGHALL FARMHOUSE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3181 SQ FT / 295.5 SQ M
EXTERNAL OUTBUILDING FLOOR AREA 911 SQ FT / 84.7 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
TOTAL COMBINED FLOOR AREA 4092 SQ FT / 380.2 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.

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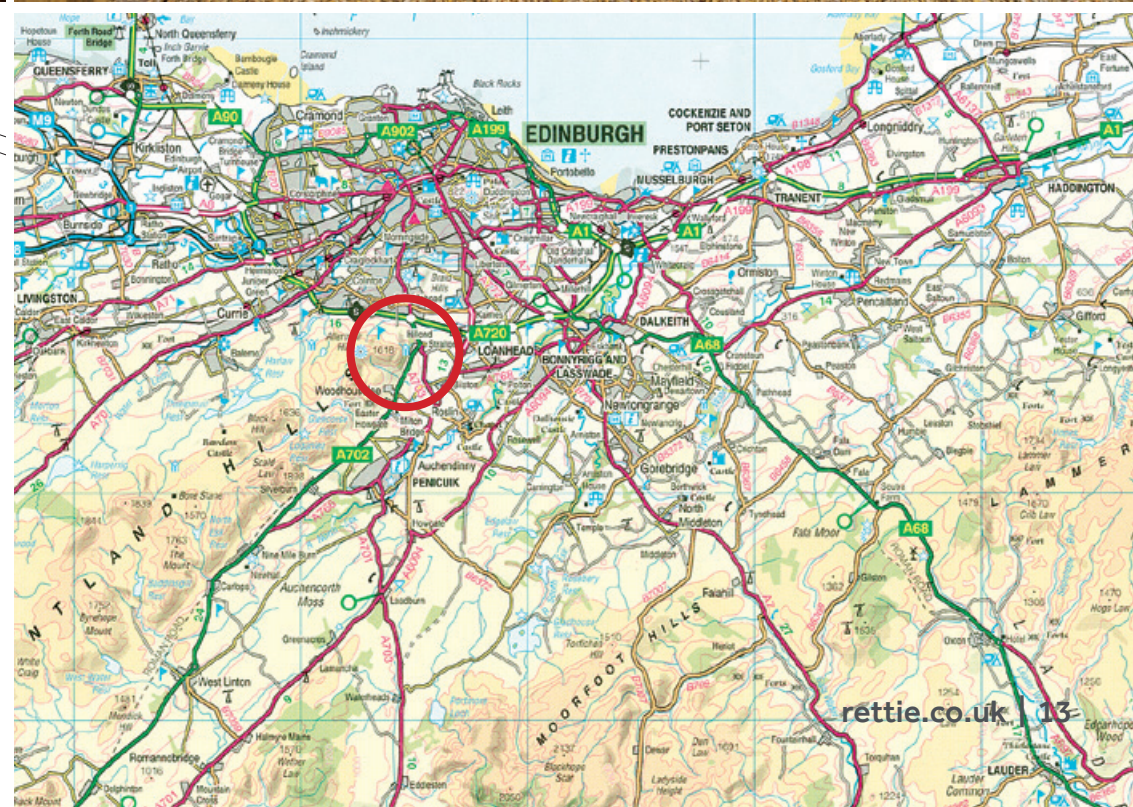
Garage & Studio Apartment:

To the rear of the property sits a handsome oak framed triple garage sitting under a slate roof, with a triple set of oak double doors opening onto the back drive. The garage has built-in work benches, and a separate cloakroom with WC.

At the side of the garage a staircase ascends to the front door of the studio apartment, which opens to a spacious open plan sitting/bedroom with kitchenette to the rear, with a separate shower room, with shower, WC and basin. The apartment has been successfully let via AirBnB since 2023 with short-term let licence granted in February 2024 (Any incoming purchaser who wanted to continue the short let business, would have to reapply for the short let licence).







GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH10 7DX. If using What3Words ""washable.gardens.begins".

Directions

If approaching the house from Edinburgh, drive through Damhead following the A702 past the Midlothian Snowsports centre, follow the A702 for 1.3 miles until you see a sign for "Boghall Farm", turn right here. The road passes Pentland Garages on your right, and the front gates to the property will be directly in front of you.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Additional Items remaining at the property – Wardrobes in the Principal Bedroom, and Blue Bedroom, Monks Bench in Entrance Hall and Boot Room, Wooden Swing Set and Hot Tub.

Items to be removed – 2 pendant lights in the dining room, 1 pendant light in the living room, Family Bathroom Pendant Light and Wall Lights. All Workshop Tools/Machinery. Weather Vane on garage.

Items available by separate negotiation – Most furniture in the house. The contents of the Studio Apartment (including bedding, kitchen items etc).

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Mains Water, Electricity with Oil fired boiler providing Central Heating, assisted by Solar Panels and 2 Log Burners and drainage to a shared commercial Septic Tank. There is under floor heating in all rooms within the main house. The studio apartment has mains water, drainage and electricity with electric space heaters and electric on demand hot water.

Local Authority

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

Council Tax

Band H.

EPC Rating

Band C.

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.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

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.

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 especial 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.

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