



DALHOUSIE LODGE

BONNYRIGG | MIDLOTHIAN



RETTIE





DALHOUSIE LODGE, BONNYRIGG, MIDLOTHIAN

A Spacious Modern Family Home with a Large Secluded Garden and Views Over the Neighbouring Countryside and Beyond

Edinburgh City Centre 7.5 miles,
Edinburgh Airport 14 miles,
Glasgow City Centre 50 miles
(All distances are approximate).

ACCOMMODATION

Ground Floor: Entrance Hall, Kitchen, Living Room, Dining Room, Second Kitchen, Utility, Sitting Room, WC

First Floor: Landing, Four Double Bedrooms (One with Ensuite), Family Bathroom, Dressing Room. Floored attic

Garden: The garden is fully enclosed and stretches around the house





SITUATION

Dalhousie Lodge sits on the edge of the town of Bonnyrigg with views out over the neighbouring countryside to the south.

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 Park is ideal for an active family.

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.

DESCRIPTION:

Dalhousie Lodge is a modern, spacious family home with an extensive garden and double garage. The house was built in XX to a bespoke design allowing for large light rooms throughout and ample living space. The house is centred around an entrance hall on the ground floor and large landing area on the first floor. From these spaces, the majority of the rooms can be accessed. The accommodation is arranged as follows:

Ground Floor

Entrance Hall – Spacious with central staircase to first floor and doors to various ground floor reception rooms. Under stair cupboard.

Kitchen (SE) – 4.5m x 4.37m (14'9" x 14'4"). Built in units and kitchen island with Granite tops. Triple oven, hobs.

Sitting Room (NW & SE) – 8.38 x 4.39 (27'6" x 14'5"). Large living space with dual aspect windows. Double doors through to entrance hall.

Dining Room (NW) – 4.37m x 3.76m (14'4" x 12'4").

Living Room (SE) – 5.36m x 3.89m (17'7" x 12'9"). Double patio doors out to garden.

Back Kitchen (SE) – 4.19m x 3.89m (13'9" x 12'9"). Units and storage cupboards.

Utility (NE & SE) – 3.88m x 1.7m (12'8" x 5'7"). Built in units and spaces for white goods. Door out to garden.

Shower room – WC, shower, wash hand basin.



First Floor

Principle Bedroom (NW) – 6.25m x 4.47m (20'6" x 14'8"). Large bedroom with access to en suite and dressing room. En suite comprises bath, shower, WC and wash hand basin.

Double Bedroom 2 ((NW) – 4.42m x 3.78m (14'6" x 12'5"). Built in wardrobe.

Double Bedroom 3 (SE) - 4.42m x 3.76m (14'6" x 12'4"). Built in wardrobe.

Double Bedroom 4 (SE) – 3.84m x 2.62m (12'7" x 8'7"). Built in wardrobe. Entrance hatch to floored attic.

Family Bathroom (SE) – Shower, WC and wash hand basin.

Dressing Room (NE) – 5.79m x 4.9m (19' x 16'1"). Eaves storage with coombed ceiling above.

Landing (NW) – 5.31m x 4.29m (17'5" x 14'1"). Large central landing above entrance hall.

GARDEN AND EXTERIOR:

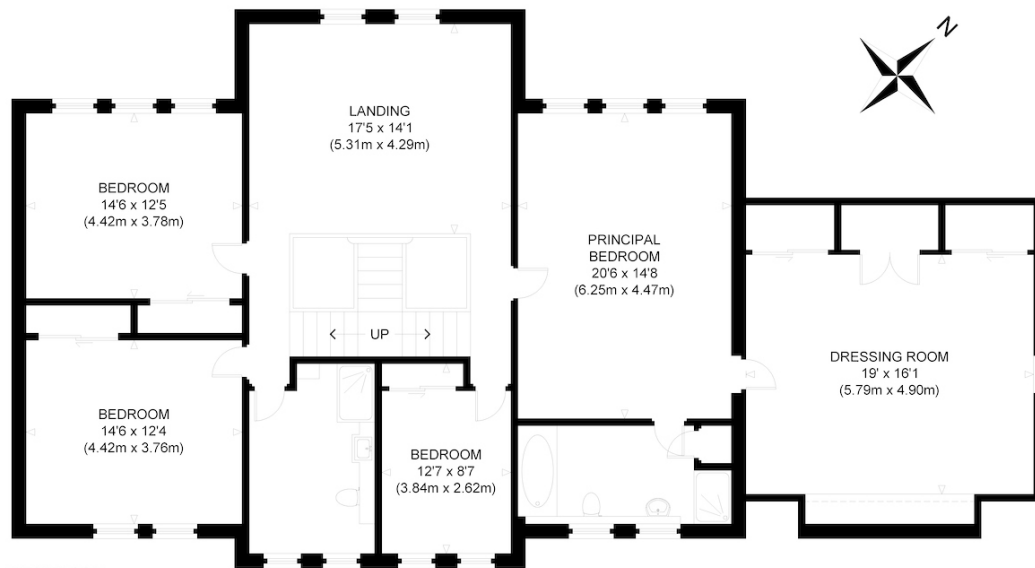
The garden at Dalhousie Lodge is enclosed by fences with mixture of lawn, raised flower beds and patio area allowing for flexible use. The garden is hidden from the neighbouring properties by a high hedge which opens out to the south providing views over the neighbouring countryside.

To the front of the house is a large area for car parking which is secluded from the street by a large stone wall.

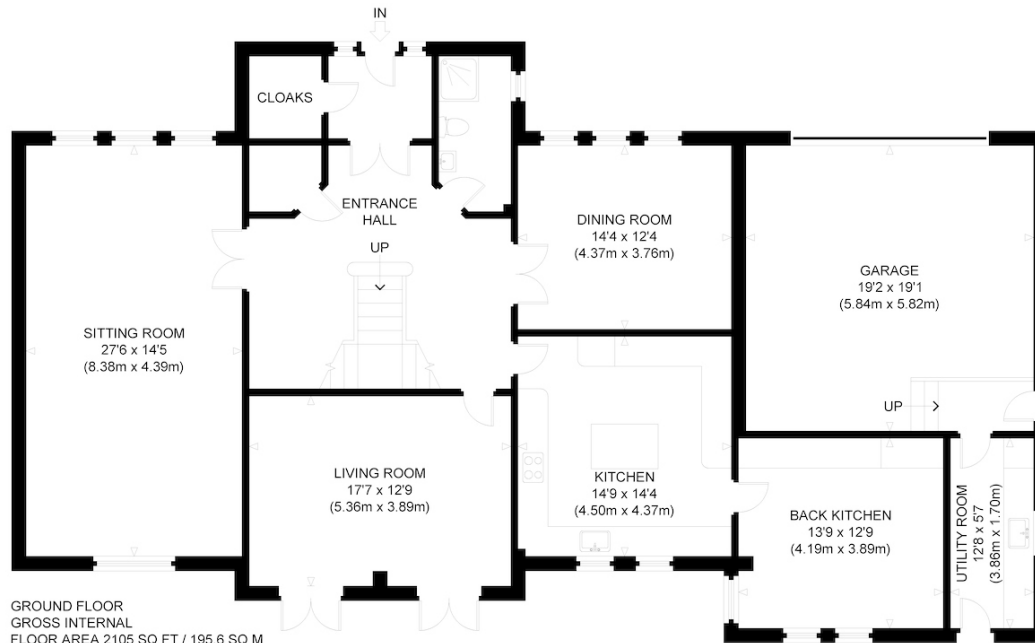








FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1866 SQ FT / 173.4 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2105 SQ FT / 195.6 SQ M

DALHOUSIE LODGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3971 SQ FT / 369.0 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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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 and water. Oil fired central heating. Drainage to mains.

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 EH19 3PP.

EPC

C

Please note: the land either side of the house is under negotiation to be sold to a third party.

Local Authority

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

Solicitor

TBC

Council Tax

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.

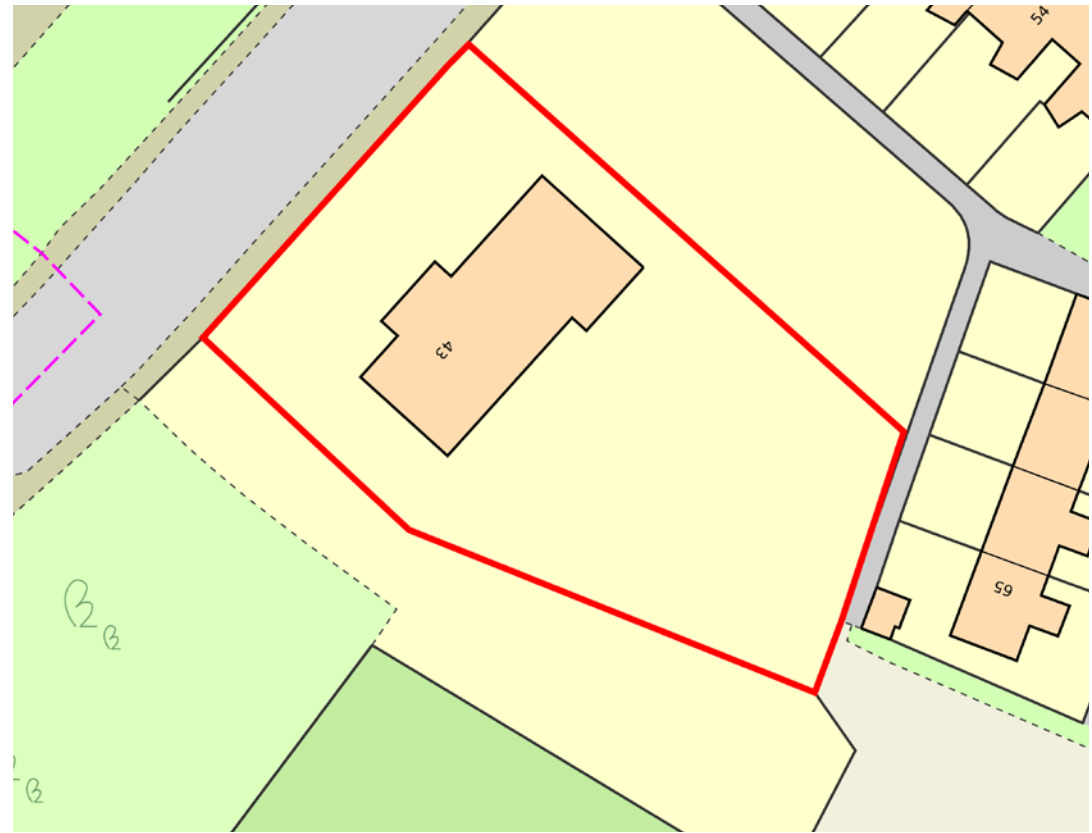
Servitude Rights, Burdens & Wayleaves:

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.
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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.





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www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

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.