



WHITEHAVEN

1 Fairhaven Villas, Torsonce Road, Eskbank, Midlothian, EH22 3AQ.





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A charming 4-bedroom family home with a beautiful west facing garden, offering an exciting opportunity to modernise, within walking distance of Eskbank train station and commuting distance of Edinburgh.

Eskbank Train Station 0.8 miles, Edinburgh 7 miles, 14 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen-Breakfast Room, Boot/Utility Room with Wet Room and WC.

First Floor: Principal Bedroom with Dressing Room, Three further double Bedrooms and a Family Bathroom.

Exterior: A beautiful West facing garden with patio, with colourful herbaceous borders, interspersed with specimen trees.

Garage: Single car garage, with manual door.



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Situation:

Whitehaven occupies a quiet position at the end of Torsonce Road in Eskbank, which is situated approximately seven miles south of Edinburgh's city centre and is an established leafy community of Victorian stone-built properties. There is a wide choice of local amenities including supermarkets, banks, dentists, doctors and a Dobbies Garden Centre with the neighbouring Pentland Hills offering a variety of picturesque walks. The new Edinburgh Waverley Line is nearby, offering a rail link to Edinburgh Waverley and the Borders. There are also excellent schools within the catchment area, at nursery, primary and secondary levels and a number of private schools on the south side of the city including George Watsons College, Merchiston Castle School, and George Heriots School. Edinburgh's Royal Infirmary is also within easy reach by road and bus. Eskbank is also well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.

General Description:

Whitehaven is a beautiful semi-detached Victorian villa which is approached via Torsonce Road arriving to a single car garage and on-street parking. The house features a painted brick façade sitting under a slate roof, with a beautiful distinctive turret and is packed full of character and charm throughout, whilst offering the exciting opportunity for an incoming purchaser to modernise.

The house is approached via a wrought iron pedestrian gate which opens to a paved path leading through the beautiful front garden. The front door opens to an entrance vestibule and entrance hall, giving access to the principal rooms on the ground floor.

The sitting room is a generous size with two windows overlooking the front garden, featuring an open fireplace with wooden mantel above and an Edinburgh press. Across the hall, the dining room has an open fireplace under a marble mantel, with views over the front garden. The entrance hall leads through to the rear of the property where there is a kitchen/breakfast room. The kitchen has a range of wall and base mounted units, with basin. Appliances include an oven with four ring gas hob above and half height Zanussi fridge. The breakfasting area has a gas fireplace with wooden mantel above, with shelving and a window seat overlooking the rear drive, with space for a dining table and chairs. Adjacent to the kitchen is a walk-in pantry store, and completing the accommodation on the ground floor is a spacious boot room/utility, which is home to the gas boiler, a wet room with shower and basin, and separate WC with a back door opening to the rear driveway.

Returning to the entrance hall there is under stairs storage, with stairs ascending to a split landing, giving access to the principal bedroom with views over the front garden and a door opening to a walk-in dressing room with Edinburgh press. Across the landing is a double bedroom with original cast iron fireplace under a wooden mantel, with an Edinburgh press cupboard and views over the front garden.

The split landing leads to two further double bedrooms, a family bathroom and large linen cupboard. The double bedroom has built-in shelving with loft storage above and a Jotul log burning stove. Adjacent is a family bathroom with bath, WC and basin. Completing the accommodation on the first floor is a further double bedroom with original fireplace and large storage cupboard/linen cupboard.





The front garden is west facing with a paved patio area and is predominantly laid to lawn with beautiful and colourful herbaceous borders, which are well stocked with mature plants and shrubs, with a beautiful acer taking a central focal point. To the front of the property roses climb the front of the property.

Garage:

There is a single car garage, which has built-in shelving and a manual door.

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 EH22 3AQ

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Gas, Electricity and Drainage – With Gas Central Heating.

Local Authority

Midlothian Council, 40-46 Buccleugh St, Dalkeith, EH22 1DN – 0131 270 7500

Council Tax

Band G

EPC Rating

Band XX.

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](https://www.instagram.com/RettieandCo) and [Linkedln.com – RettieandCo](https://www.linkedin.com/company/rettieandco).

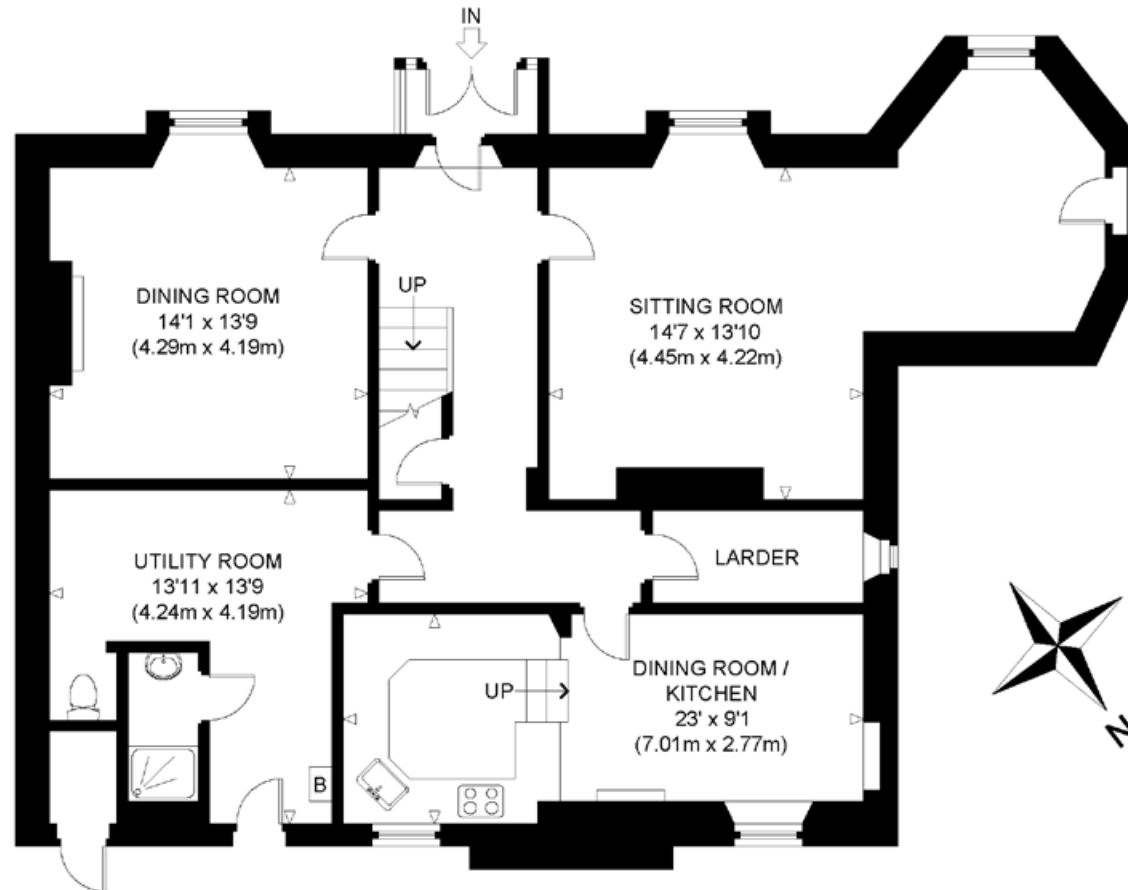
Misrepresentations

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1172 SQ FT / 108.9 SQ M

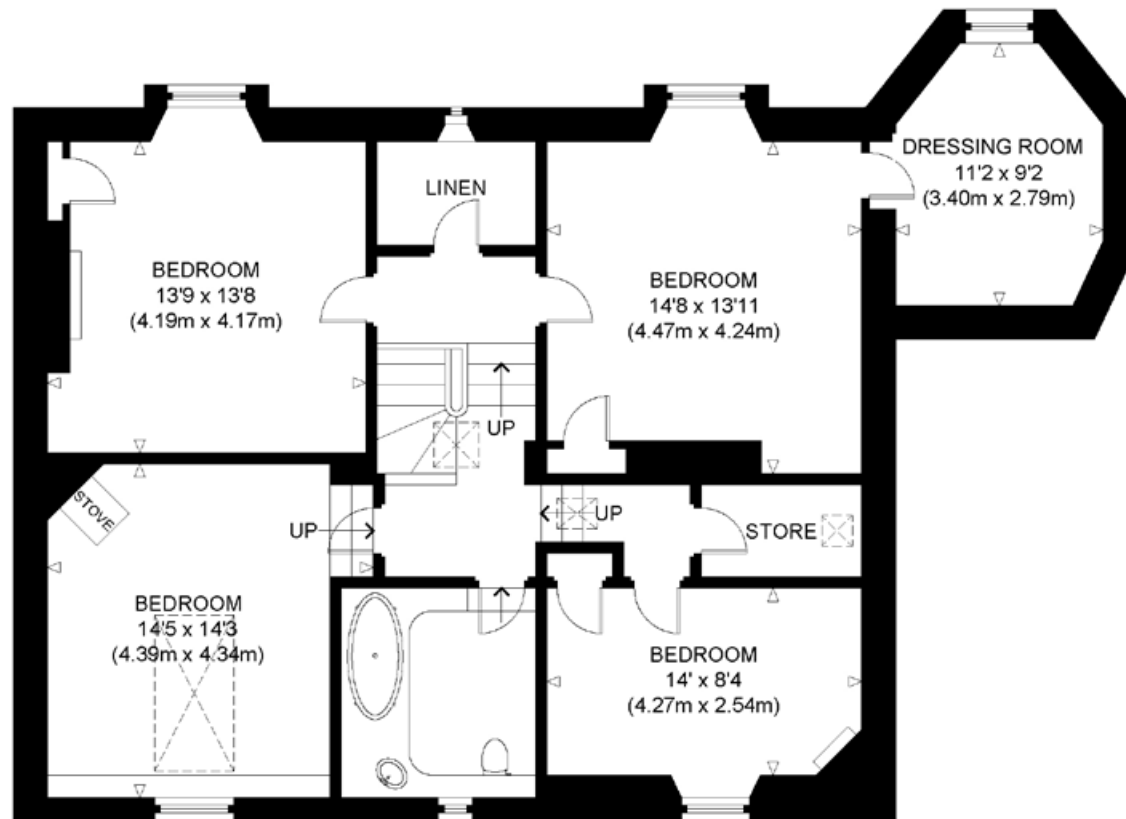
WHITEHAVEN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2323 SQ FT / 215.8 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

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11 Wemyss Place
Edinburgh
EH3 6DH



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1151 SQ FT / 106.9 SQ M





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.

RETTIE

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