



# 4 LAWFIELD STEADING

DALKEITH | MIDLOTHIAN



**RETTIE**









## 4 LAWFIELD STEADING

**Dalkeith, Midlothian, EH22 5TE**

A stunning timber clad spacious 4-5-bedroom family home with breath-taking open views over the rolling countryside from the Lammermuirs to the Pentland Hills from an elevated position near Dalkeith.

Dalkeith 2.5 miles, Edinburgh 10.4 miles, Edinburgh Airport 17.3 miles (All distances are approximate)

### SUMMARY OF ACCOMMODATION

**Ground Floor:** Entrance Hall, Sitting/Dining Room, Open Plan Kitchen/Living Room, Study/Bedroom, Double Guest Bedroom with Jack and Jill Shower Room, and Utility Room

**First Floor:** Large Landing with Recreation Area, Principal Bedroom with Ensuite Shower Room and Dressing Room, Guest Bedroom with Ensuite Shower Room, Double Bedroom, and Family Bathroom.

**Garage:** Integrated Single garage with access into Utility Room and electric rolling door

**Garden:** Front Garden with gravel driveway and slate chip seating area, raised beds, rear garden predominantly laid to lawn, patio seating area with veranda and herbaceous borders bounded by established hedging.

**About: 0.25 acres**





#### SITUATION:

Located on the Southeast Edge of the historic town of Dalkeith, Lawfield Steading benefits from an elevated position with views over Dalkeith and Edinburgh. A recently developed steading on the outskirts of town, this development by builders WS Dunsire is in a quiet location with no through traffic and is ideal for families and those looking for a quieter semi-rural lifestyle.

Dalkeith is busy with independent retailers, restaurants, and cafés, as well as a range of supermarkets including a local Sainsbury's and Waitrose within the Dobbie's Garden Centre. Eskbank to the North, To the West, Straiton offers further retail opportunities, while Fort Kinnaird is a short drive North and benefits from additional shops and restaurants. Schooling can be found at Dalkeith High School and St David's Primary School, while Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh.

With Vogrie and Dalkeith Country Parks in close proximity, the walking, cycling and running routes round the countryside near Lawfield Steading are endless. There are Equestrian facilities at nearby Oxenfoord Livery, and Ryze Trampoline Centre just a 10-minute drive away. Dalkeith is a popular commuting town, with strong connections by road and rail, lying between the A68, A7, and close to the City Bypass. The nearest rail connection to Edinburgh is via nearby Eskbank railway station.

#### DESCRIPTION:

A stylish, light and spacious family home that was completed in 2017 by WS Dunsire to an exacting standard, 4 Lawfield Steading is one of 8 exclusive properties and occupies a large plot with stunning far-reaching views over the rolling arable countryside and villages of Midlothian to the Lammermuir Hills in the South and the Pentlands to the Northwest. The ground floor offers bright and spacious living and recreational rooms, while the five generous bedrooms offer comfortable and flexible accommodation for all the family and guests.

Entering the house through the front door which is covered by an attractive portico, a light and airy reception hall welcomes you into the property with engineered hard wood flooring ensuring a clean and stylish space and two large cupboards offering storage. The Sitting Room features floor to ceiling windows that make the most of the arable views to the west and sliding doors to the south that offer access to the garden and more outstanding views. There is ample space for a large dining table. The Kitchen is a modern open plan space, with informal Dining and Living areas creating a sociable space to entertain friends and family. At the living end of the space, a double height apex void is glazed to the ceiling allowing light to flood into the space, with a door opens to the patio and rear garden and a wood-burning stove which adds an attractive focal point. The Kitchen occupies the other end of the room, with a bespoke kitchen by Kitchens International featuring a range of matte white fitted base and full height units and a large central island with easily maintained Arden Blue Silestone worktops, and convenient rubber flooring. Integrated kitchen appliances include Siemens oven, microwave, dishwasher, fridge, freezer, with a large 5 ring Siemens induction hob and extractor fan.

Returning to the entrance hall, currently used as a home office the 5th bedroom benefits from an outlook over the back garden, and is adjacent to Bedroom 4, which is a spacious double with access via sliding doors out to the veranda and back garden, as well as to a Jack and Jill shower room. The shower room is fitted with basin and vanity storage, WC, walk-in shower cubicle and heated towel rail, and has a door out to the hall. The ground floor is serviced by underfloor heating throughout, as well as all the bathrooms on both levels. The Utility/Boot Room is located at the end of the hall, with access out to the back garden and to the integrated Garage. There is further built in storage as well as a large Belfast sink, a pantry cupboard, and plumbing for a washing machine.

Ascending the staircase to the first floor, a bright and spacious galleried landing offers access to three double bedrooms, two with ensuite shower rooms, and a family bathroom. The landing is a large open and bright space, currently utilised as a gym and recreational space but has the potential to be turned into another bedroom subject to the necessary planning. The principal bedroom suite is a large and airy room with large windows designed to make the most of the natural light and incredible views over the countryside. A dressing room fitted with built in units offers ample storage, and the ensuite bathroom is furnished with a walk-in shower, WC, bidet, heated towel radiator, and basin with mirrored lighting above. The Guest Suite is also a large king size room with walk-in wardrobe, served by a spacious shower room fitted with a shower cubicle, basin, WC, and heated towel radiator. One further double bedroom is serviced by a Family Bathroom. The Bathroom room features a bath, basin, and WC.





#### GARDEN:

Stunning well-kept gardens surround the house at 4 Lawfield steading, with the main rear garden predominantly laid to lawn and abounded by established shrubs and hedging offering privacy and shelter. A veranda and patio adjoins the house, making the most of the views and aspect, with a path round to the side gardens which are currently raised beds for growing fruit and vegetables. The front garden is predominantly gravel and slate chips with seating and a raised flower bed set within a handsome stone wall. There is ample parking for multiple cars on gravel at the front of the house.

#### 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 postcode for the properties is EH22 5TE

#### EPC – Band B

#### Local Authority

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

#### 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.

#### 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, with central heating from an air source heat pump and underfloor heating on the ground floor and bathrooms. Solar panels on the south facing pitch, and an Air Conditioning inverter unit in the kitchen.

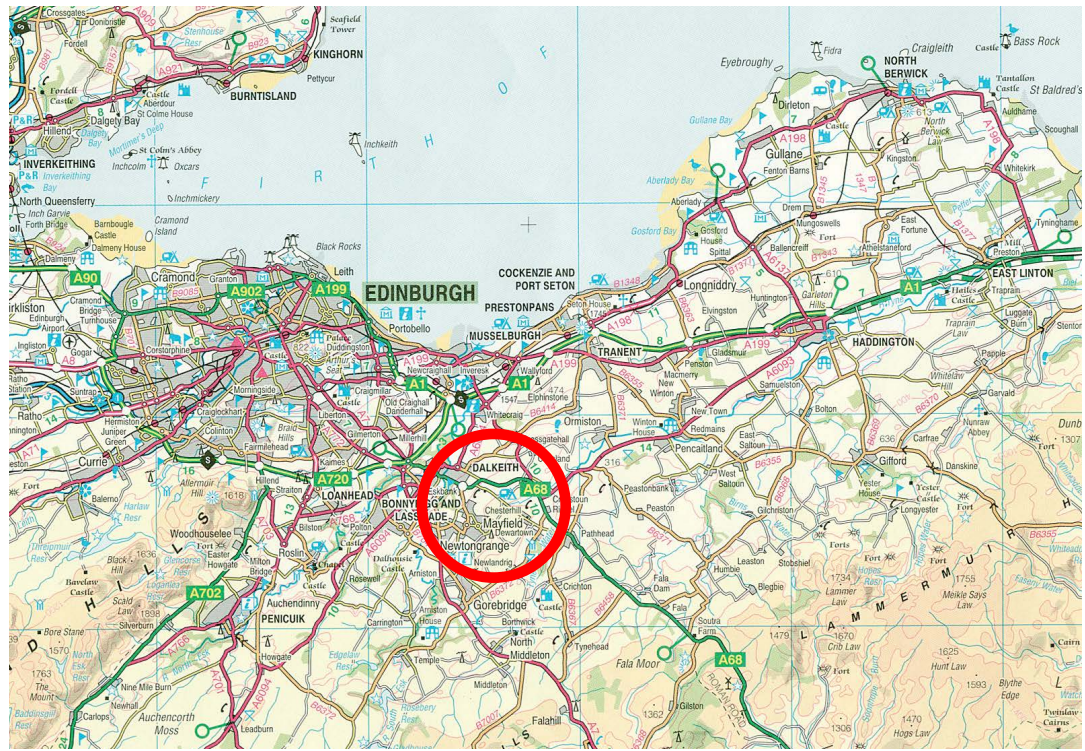
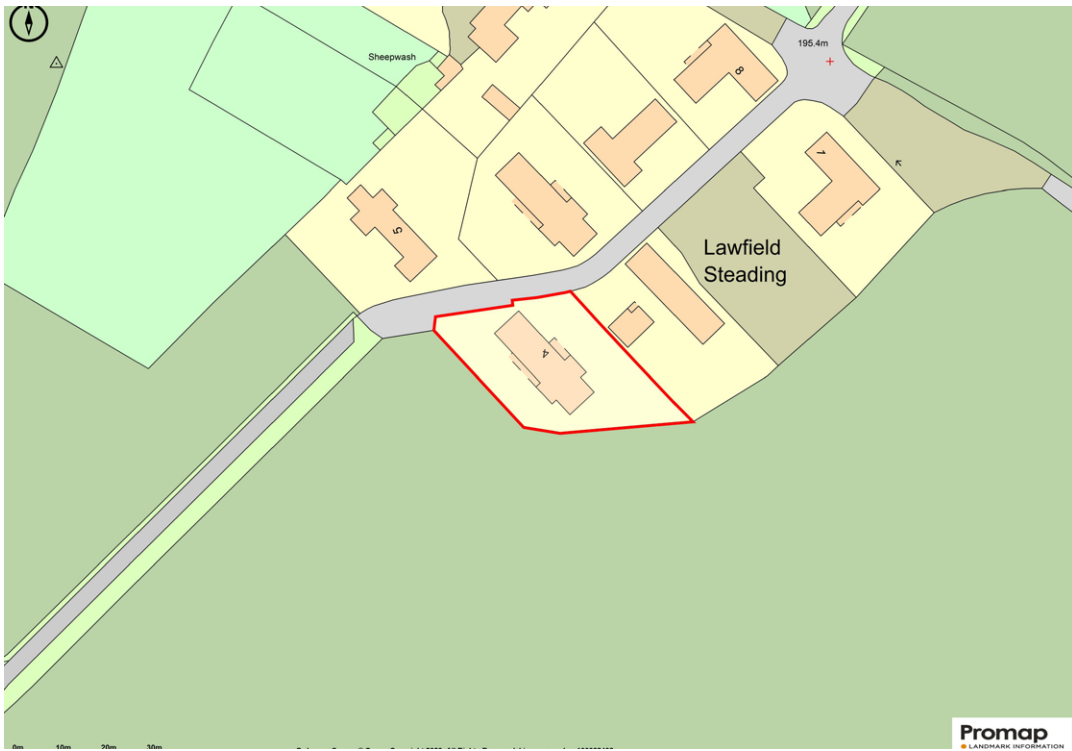














#### Particulars and Plans:

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.

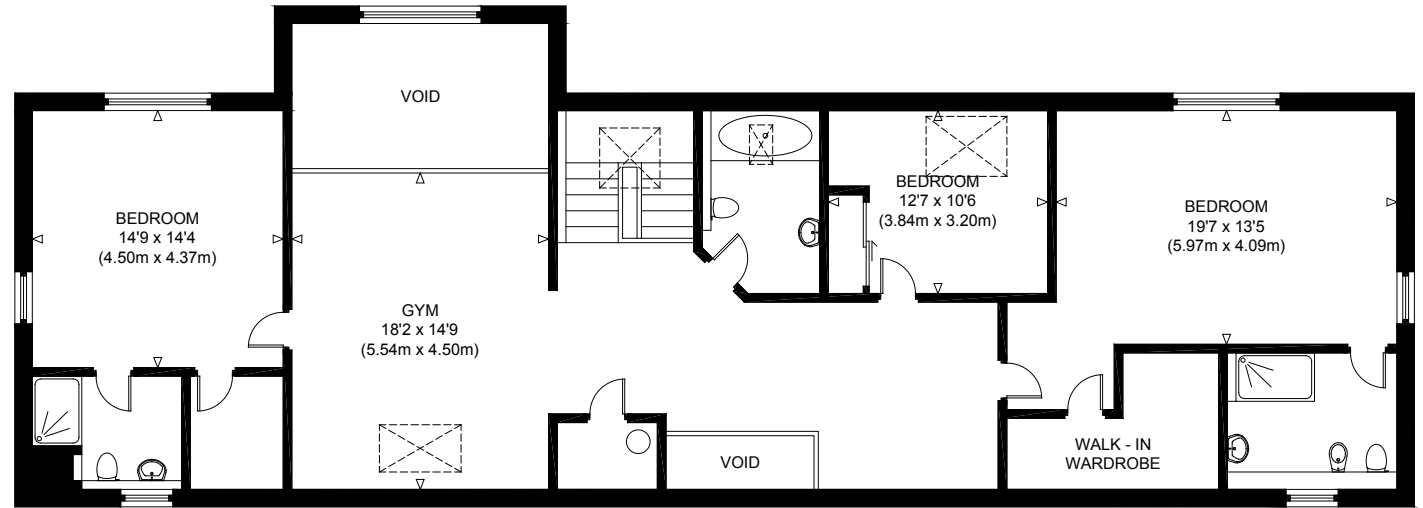
#### Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

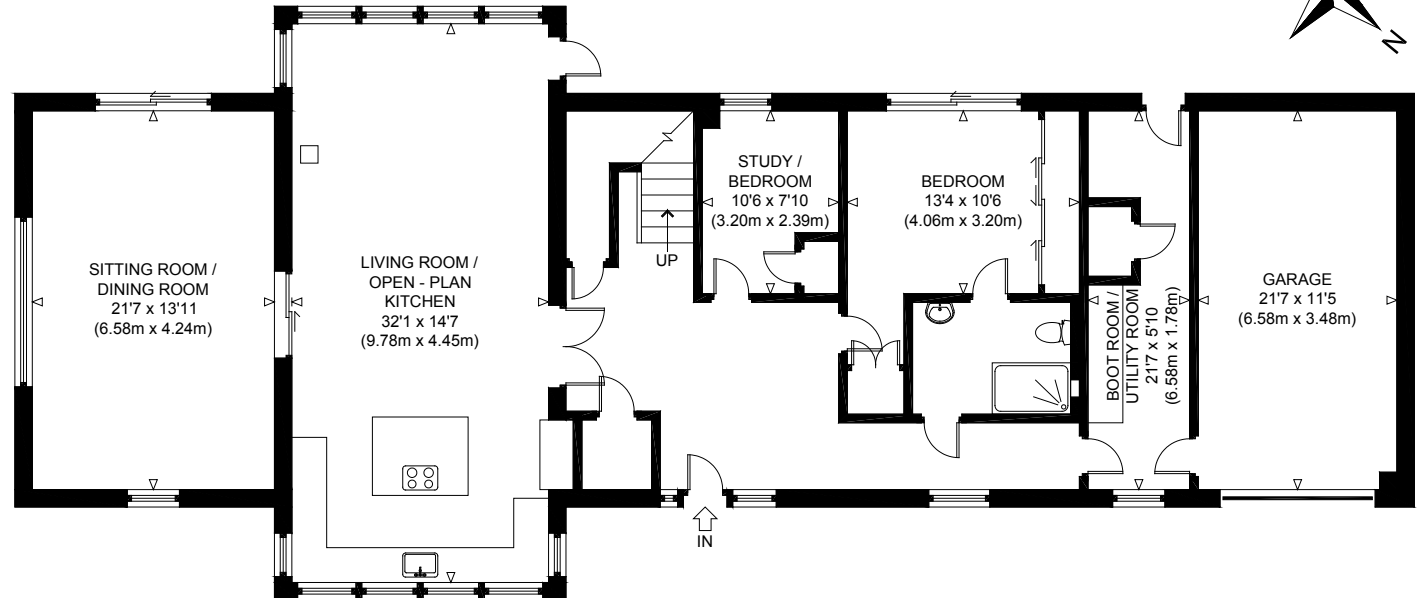
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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.



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 1618 SQ FT / 150.3 SQ M

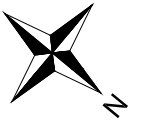


GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1858 SQ FT / 172.6 SQ M

LAWFIELD STEADING  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3476 SQ FT / 322.9 SQ M  
(EXCLUDING VOIDS)

All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.