



GLENLEA

Lasswade, Midlothian, EH18 1EJ.



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A handsome detached 4-5 bedroom family home, with gardens extending to 0.81 Acres, within close proximity of Roslin and commuting distance of Edinburgh.

Rosewell 0.8 miles, Roslin 1.7 miles, Straiton 4.5 miles, Penicuik 4.7 miles, Edinburgh 9 miles, Edinburgh Airport 13.2 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen, Study/Bedroom 5, Utility Room, Pantry and Cloakroom.

First Floor: Landing, Principal Bedroom, Three further Double Bedrooms and a Family Bathroom.

Garage: Single Car Garage.

Outbuildings: Covered Store, Stable Block with three loose boxes.

Gardens: Front and Rear Garden, predominantly laid to lawn, with herbaceous borders, interspersed with specimen trees. To the rear there is a pergola, patio and fruit cages.

About: 0.81 Acres



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2



4/5



2

Situation:

Glenlea has an enviable position situated approximately 0.8 miles from Rosewell and 2 miles south of Roslin and is set in an elevated position offering attractive views across the surrounding countryside and woodland towards Rosslyn Chapel and the semi-ruined Rosslyn Castle. Good public transport services operate to the city centre and surrounding villages including Penicuik, with the Straiton Park & Ride approximately 4 miles away. The City of Edinburgh Bypass is on hand linking the east and west; providing an ideal location for the commuter. There is a 24-hour Asda close by and Straiton Retail Park is a short drive away, providing a further selection of supermarkets and high street stores including a Sainsbury's supermarket, Next, Ikea, Costco and a Marks and Spencer Food Hall. There is a primary school in Rosewell, whilst secondary schooling can be found at nearby Lasswade High School. For private schooling, there are many options on the south side of the city, including George Watson's College and Merchiston Castle School. Recreational facilities in the vicinity include Hillend dry ski slope and delightful walks in the Pentland Hills and through Roslin Glen Country Park.

General Description:

Glenlea is approached via the main road, arriving to stone pillared gates that give way to a private gravel driveway, where there is ample parking in front of the house and single garage.

The house sits back from the main road sheltered by its front garden featuring a handsome stone façade sitting under a slate roof. Internally the house is packed full of period charm featuring ornate corning, central ceiling roses and sash and case windows. Although the house is presented in good condition it offers the incoming purchaser the potential to modernise and make their own.

The front door opens to a welcoming entrance vestibule, with original tiled floor and a glazed door opening to a spacious entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size featuring corning with a central ceiling rose and a beautiful bay window overlooking the front driveway and garden, with a gas fireplace under a marble mantel and two alcove shelving units. Across the hall sits the dining room, which again features corning and a central ceiling rose, with a gas fireplace under a marble mantel and an Edinburgh press cupboard.



The adjacent room is a kitchen/breakfast room, with a range of wall and base mounted units, with a sink overlooking the beautiful rear garden. Modern appliances include a Baumatic range cooker with five ring gas hob above, dishwasher and space for a freestanding fridge, with a gas fire. An open alcove opens to the utility room, which has a range of wall and base mounted units and is plumbed for a washing machine and tumble dryer, with a cupboard housing the gas boiler and hot water cylinder. A door opens from the utility room to a back door giving access to a walk-in pantry store and the rear garden. Returning to the entrance hall and completing the accommodation on the ground floor, is a study/bedroom and cloakroom with WC and wash hand basin, with a storage cupboard.

From the entrance hall stairs ascend to the first floor and landing, passing a beautiful arched window that overlooks the rear garden and beyond to the Pentland hills. The principal bedroom features a beautiful bay window overlooking the front driveway and garden, with cornicing, a central ceiling rose and fitted wardrobes, with two Edinburgh press cupboards. The adjacent double bedroom is another spacious room, featuring two windows which overlook the front garden, with built-in wardrobes and an Edinburgh press cupboard, with a basin in the corner. The remaining two double bedrooms overlook the rear garden, both of which have Edinburgh press cupboards, and completing the accommodation on the first floor is a family bathroom with a bath with overhead shower, basin and WC.

From the landing a door opens to stairs giving access to the attic floor, which could be converted into a bedroom and is currently used as a games room. There is eaves storages and a bay window which overlooks the front driveway and garden, with a dormer window overlooking the rear garden.

Outbuildings

Adjoining Glenlea to the east is an "L" shaped traditional stable block with a hay loft above. The building is of brick construction beneath a slate roof and has 3 loose boxes and a central storage area. Adjoining the stable block is a covered storage area with a door opening to the front parking area where there is a garage with double doors. Beyond the stable block is a separate access drive.

Garden

Glenlea sits centrally in the gardens which provide an appropriate setting for the house. The garden is enclosed by stone walling which has wrought iron gates leading to the gravel drive terminating in a sweep in front of the house. Either side of the drive are lawns interspersed with mature lime, copper beech, sycamore and holly trees along with rhododendrons and laurel.

The principal formal garden lies to the rear of the house and can be reached by a gate opening to a further gravel parking area beyond which is a stunning colourful garden. Adjacent to back door is a sheltered entrance flanked by a rose border which leads to a large lawn flanked by shrub and herbaceous borders with a wide variety of plants including, hostas, ferns, heucheras, potentilla, hydrangeas, azaleas, heather and geraniums which provide colour throughout the year. A pergola adjoins the lawn and being covered with greenery is a perfect place for alfresco dining on hot summer days. Beyond is a large fruit cage and a productive kitchen garden. Overlooking the garden is a timber and glass summer house.



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 EH18 1EJ.

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price, all garden statutory is excluded.

Entry & Possession

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

Services

Mains water, drainage and gas central heating.

Local Authority

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

Council Tax

Band G.

EPC Rating

Band E.

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

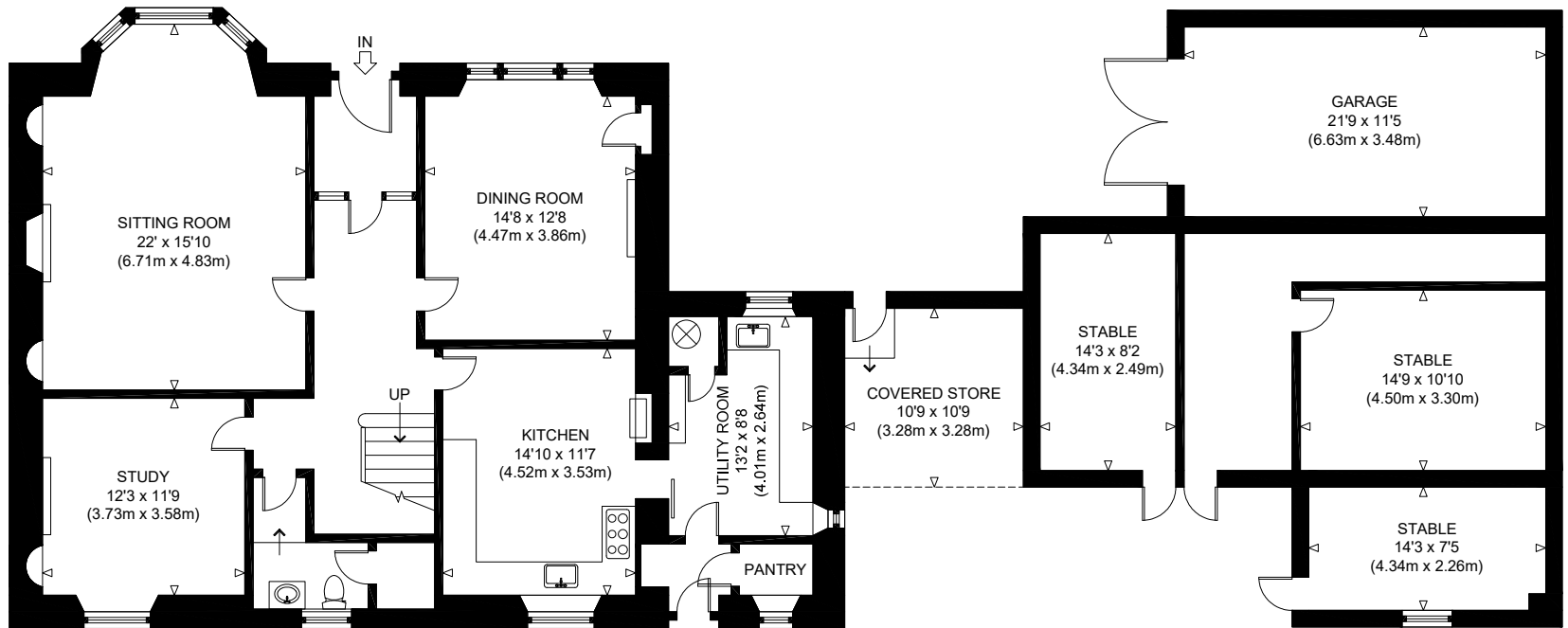
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement 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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 2294 SQ FT / 213.3 SQ M

GLENLEA

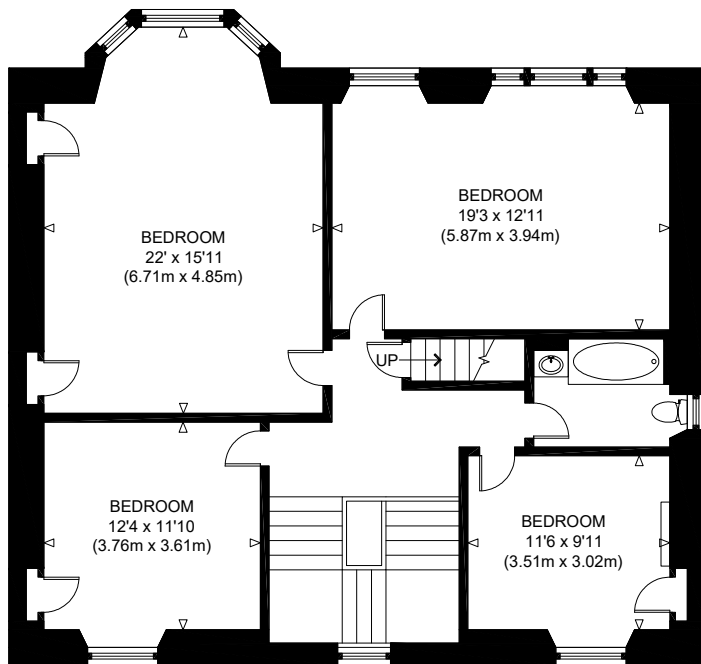
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3877 SQ FT / 360.5 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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RETTIE

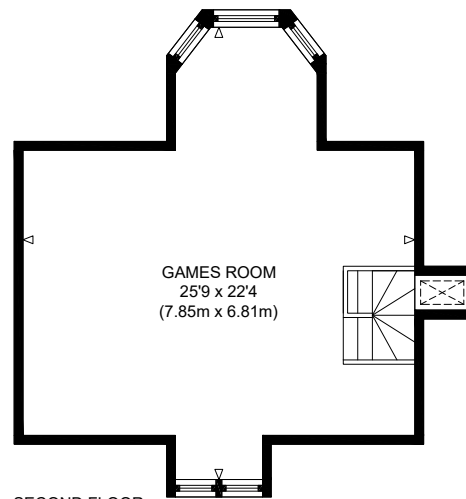
☎ 0131 624 4183

✉ mail@rettie.co.uk

🏠 11 Wemyss Place
Edinburgh
EH3 6DH



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 1150 SQ FT / 106.9 SQ M




SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 433 SQ FT / 40.2 SQ M









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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