



WESTER RIGGS

25 Broomieknowe, Lasswade, Midlothian EH18 1LN



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A stunning Victorian stone built detached house situated close to the City of Edinburgh, providing stylish and generously proportioned accommodation across three floors, with far reaching views across to the Pentland Hills and the North Esk valley.

Loanhead 2 miles, Dalkeith 2.5 miles, Edinburgh City Centre 8 miles, Edinburgh Airport 13 miles (all distances are approximate)

Accommodation:

Ground Floor: Entrance Vestibule, Hall, Drawing Room, Sitting Room, Dining Kitchen, Study/Family Room, Garden Room, Conservatory, Double Bedroom with En-Suite Shower Room, Utility Room and Cloakroom

First Floor: Landing, Principal Bedroom with Dressing Room and En-Suite Bathroom, Two Further Double Bedrooms and Family Bathroom

Second Floor: Large Bedroom/Playroom with previous planning permission (now expired) to be converted to form two double bedrooms, a bathroom and a sitting room

Garden: A well manicured, colourful garden consisting of a lawned area to the front surrounded by herbaceous borders with mature shrubs and trees, a gravel driveway, fishpond and a sun terrace to the south-west

Outbuildings: Garage and three outside stores within a stone courtyard

About: 0.30 acres (0.12 Ha)



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Situation

Wester Riggs occupies a delightful position above the picturesque North Esk river and within the Broomieknowe Conservation Area, surrounded by country parks at Dalkeith, Vogrie and Roslin. There are beautiful walks in the immediate vicinity and nearby Springfield Mill is a site of special wildlife interest. There are excellent facilities in the area with good local shopping and schooling, alongside a range of recreational and sporting facilities to include Edinburgh & Lasswade Riding Centre, Lasswade Centre & Pool, as well as a number of golf courses to include Kings Acre, Broomieknowe and Melville. The Pentland Hills offer a variety of picturesque walks and the Midlothian Snow Sports Centre is nearby at Hillend.

There are excellent local transport services to Edinburgh as well as a school bus service to the independent schools George Watson's College and Loretto. Other excellent independent schools are also within easy reach including Merchiston Castle, Fettes College, George Heriot's and the Edinburgh Academy. Lasswade is well located for access to the city bypass, with connections to Edinburgh International Airport and the central Scotland motorway network.



Description

Wester Riggs is approached via imposing electric gates that open into a sweeping gravel driveway with parking for several cars. A solid front door below a raised stone plinth, that features decorative fleur de lys style stonework, opens into a spacious entrance vestibule with intricate terrazzo tiled flooring and coat hooks to one side. The house retains many exquisite period features with the terrazzo tiling continuing through double doors into the hall which features a decorative ceiling rose and provides access to the principal reception rooms on the ground floor.

The drawing room is a light and beautifully proportioned room, showcasing elaborate cornicing and a central ceiling rose, with dual aspect windows to include a large bay window overlooking the garden and a side window overlooking the terrace, both with original working shutters. A central open fireplace with timber painted surround stands on a slate hearth, providing a focal point to the room, and adjacent to this, a doorway with decorative stained glass window panels, leads through into a traditionally built, double height, south-west facing conservatory. Of stone and glass construction, the conservatory, with a pitched glazed roof, provides direct access to the garden terrace – perfect for evening entertaining during the warmer months.

A short passageway, with floor to ceiling storage cupboards, directly links the drawing room to a large dining kitchen, which naturally forms the hub of the house. Sleek Fired Earth slate floor tiles with under-floor heating stand below a range of stylish wall and floor mounted units, encompassing silestone worktops and containing various integrated Miele appliances to include a dishwasher, double ovens and a tall fridge. A large central island/breakfast bar seats up to six and contains a Miele induction hob alongside a sink that benefits from a Quooker instant hot water tap. There is space for a large dining table to one end, with overhead down-lighters, and beyond this, a separate utility room is fitted with floor mounted units incorporating a sink and features a Samsung washing machine with a separate space remaining for a tumble drier. An astragal glazed window overlooks the terrace and a pulley drying rack is fitted to the ceiling.



Large sliding glass doors lead from the kitchen into a pretty garden room, which the current owners have created, providing a wonderful extension to the kitchen and a superb entertaining space in the warmer months. Made entirely of glass, the triple aspect multi-slide windows recess back to provide direct access to the garden terrace, whilst electric blinds to the roof provide shade from the sun, and wall mounted electric heaters provide warmth in the cooler days/evenings. Off the kitchen, the rear hall provides access to a large understairs walk-in cupboard as well as a cloakroom opposite, with separate main door access to the rear courtyard.

Returning to the entrance hall, the sitting room is another beautifully appointed room with timber flooring, a working fireplace within an original black marble fire surround, elaborate ceiling rose and corning, and a large tripartite sash window overlooking the garden that floods the room with natural light.

Adjacent is another reception room that was previously utilised as a generous study, however it could easily be used as a playroom, formal dining room or an additional ground floor bedroom.

Beyond the kitchen a short corridor provides access to a walk-in larder cupboard/pantry fitted with shelving, and adjacent is a ground floor double bedroom that benefits from a modern en-suite shower room and fitted wardrobes alongside separate main door access to the rear driveway, making this an ideal room for a live-in nanny, teenager or dependant relative.

The original timber staircase, with its barley-twist balustrade and central carpet runner, ascends to the first floor, lit mid-way by a beautiful stained-glass window. The spacious landing provides access to the main bedrooms and benefits from a shelved linen cupboard alongside a curved arched recess – perfect for displaying a feature sculpture.



The principal bedroom suite runs the full width of the house and incorporates a large ceiling rose, deep, decorative cornicing and a shelved press cupboard, with a delightful dual aspect outlook via a large bay window to the front and an additional south facing sash window to the side, both with original working shutters. An archway leads through to a dressing area with extensive built in clothes storage, which in turn, provides access to an indulgent en-suite bathroom boasting a roll-top bath, separate rain shower, console basin and WC, with dual heated towel rails, glamorous damask tiling and under floor heating.

Returning to the landing, there are two further generously proportioned double bedrooms. The front bedroom benefits from a large tripartite sash window, with original working shutters, that overlooks the garden, alongside floral cornicing and a wall press, and the adjacent double bedroom has an astragal glazed window overlooking the side driveway, again with working shutters, dentil cornicing and a wall press.

A modern family bathroom completes the first floor, with a shower over bath and a wall hung wash basin and WC.

From the rear landing, a secondary timber stair ascends to the second floor, with a large walk in storage cupboard beneath the stairs. This substantial carpeted attic space benefits from electric heating and is currently used as an additional playroom/ bedroom/store. A large bay window with fabulous views towards the Pentland Hills and Arthur's Seat, makes this space light and airy, alongside two further skylights and a window overlooking the front garden. Previous planning permission was obtained to convert this space into two double bedrooms, a bathroom and a sitting room, displaying the potential to create additional accommodation subject to renewed planning consent.



Outbuildings

A garage is situated to the rear of the property, carefully retaining the black painted timber double doors that would have formed part of the original Victorian cart shed. Currently used as a store, the garage is supplied with electricity and has separate pedestrian door access to the garden terrace on the other side. A rear entrance has been manufactured within the twin cart shed door adjacent to the garage to provide direct access into the guest room at the back of the house.

A separate courtyard with a tall surrounding stone wall and brick paving incorporates three stone cellar stores, one of which houses the boiler and under-floor heating device. A further side door within the courtyard provides direct access into the rear hall.

Garden

The established gardens are a particular feature of the property, with a beautifully manicured lawn to the front, which includes a pretty stone sundial, and colourful herbaceous borders to the perimeter, incorporating mature shrubs and trees. A delightful fishpond with trickling waterfall is situated beyond the gravel driveway, with a landscaped rockery assembled behind, creating a tranquil place to sit and enjoy the surroundings from the adjacent patio area. A gravel pathway, lit by Iuzzini lights for the evening, leads from the front drive round to the south-west side of the house, where a fantastic paved and gravel terrace has been formulated between the conservatory and garden room, creating a marvellous entertaining space that would be perfect for summer barbeques.

The neat gravel driveway to the front of the house leads round the side to the rear garage, providing further parking, as well as additional pedestrian access to the brick paved courtyard. A substantial stone wall delineates the boundary of the property, incorporating impressive timber electric gates as well as a matching pedestrian gate to one side and external wall lights.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

All integrated appliances, carpets, blinds and light fittings are included in the sale.

Services:

Mains electricity, water, gas and drainage.

Viewing:

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH18 1LN

EPC:

Band D

Local Authority:

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

Council Tax:

Band H

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.





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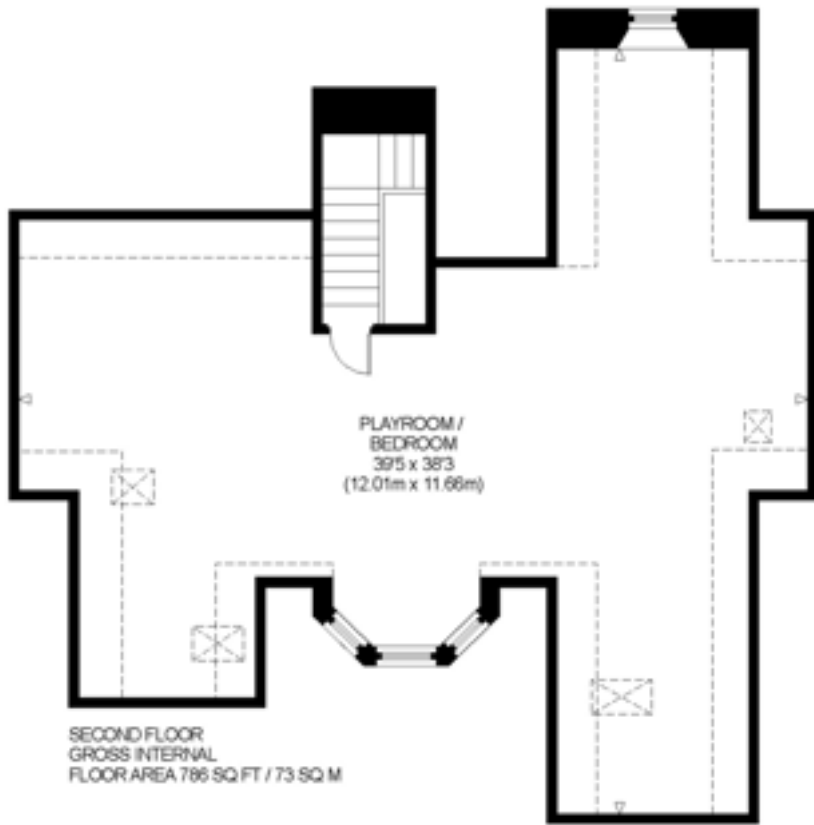




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