



2 NEWBIGGING COTTAGES

Rosewell, Midlothian, EH24 9DY



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A unique opportunity to purchase a 3-bedroom semi-detached cottage with stunning pastoral views, a large Agricultural shed and paddock/grazing extending to approximately 20 Acres, within close proximity of Rosewell's amenities and commuting distance of Edinburgh.

Lot 1: 2 Newbigging Cottages and Agricultural Shed – About 0.66 Acres

A charming 3-bedroom semi-detached cottage, with private garden, extended yard with large agricultural shed situated within a picturesque rural setting.

Rosewell 1.6 miles, Roslin 3 miles, Penicuik 4.3 miles, Edinburgh 10 miles, Edinburgh Airport 15 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Hall, Open Plan Kitchen-Living- Dining Room, Sitting Room, Principal Bedroom, Two further Double Bedrooms, a Family Bathroom and a Cloakroom.

Garden: The garden wraps round the house on three sides, predominantly laid to lawn with three patio areas and interspersed with specimen trees and mature shrubs.

Agricultural Shed: A large steel framed agri-shed, with electricity, water and roller shutter door.

About: 0.66 Acres

Lot 2: Land at 2 Newbigging Cottages – About 19.6 Acres

Grazing land extending to approximately 19.6 Acres, situated within a picturesque rural setting, within close proximity to Rosewell.

Paddocks: Two grass paddocks extending to approximately 19.6 Acres.

About: 19.6 Acres

For sale as a whole or in two lots.



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Situation:

2 Newbigging Cottages has an enviable position situated approximately 1.6 miles from Rosewell and 3 miles south of Roslin and is set in an elevated position offering attractive views across the surrounding farmland and countryside. Good public transport services operate to the city centre and surrounding villages including Penicuik, with the Straiton Park & Ride approximately 6 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:

2 Newbigging Cottages sits back from the main road and is bounded by garden on three sides and features a partial stone and render façade sitting beneath a tiled roof and benefits from double glazing throughout. The house is approached via wooden vehicular access gates that open to an extensive gravelled yard, where there is ample parking space for multiple cars. A pedestrian gate opens to a paved path leading to the front door of the property which opens to an entrance hall, with a partially glazed door opening to a spectacular open plan kitchen/dining/living room. The living room is a generous size with a beautiful picture window which offers uninterrupted views over farmland and Midlothian countryside beyond. The kitchen has a tiled floor with wall and base mounted units with modern appliances include an oven with four ring induction hob and extractor above, a Beko washing machine, a basin, with space for a freestanding fridge/freezer. Off the kitchen there is a dining area which has space for a dining table and chairs and overlooks the living area. An inner hall gives access to a further sitting room, which has wooden floors and a log burning stove, with slate slip and wooden mantel above. There is plentiful natural light and a door leading to a rear entrance vestibule where the back door is. At the end of the hall, the principal bedroom is a generous size with an outlook over the front garden, with a generous built-in wardrobe. The adjacent double bedroom again is a good size with storage cupboard providing hanging and shelving. The third bedroom is currently utilised as a study and has built-in storage, with a linen cupboard, and an external door leading out to the garden. The family bathroom has a bath with overhead shower attachment, WC and wash hand basin, with a Velux window. From the kitchen access can be made to a partially floored loft. Completing the accommodation is a cloakroom with WC.

Garden:

The gardens are predominantly laid to lawn and wrap around the house on three sides. The rear garden has three paved patio areas, perfect for al fresco dining, with a timber framed garden shed and is interspersed with mature shrubs and specimen trees. At the side of the garden is the oil tank and to the side of the house is the oil boiler.



Agricultural Shed:

To the side of the house is a wide expanse of gravel which is home to a large steel framed agri-shed with corrugate cladding, with a hardstanding floor, electricity and water. It could be used for multiple purposes, either a workshop or for livestock and has a roller shutter door. To the side of the agri-shed there is an open store/wood shed with corrugate roof.

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 EH24 9DY.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the sale price.

Entry & Possession

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

Services

Oil fired central heating, shared septic tank, mains water and electricity.

Local Authority

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

Council Tax

Band D

EPC Rating

Band TBC

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.

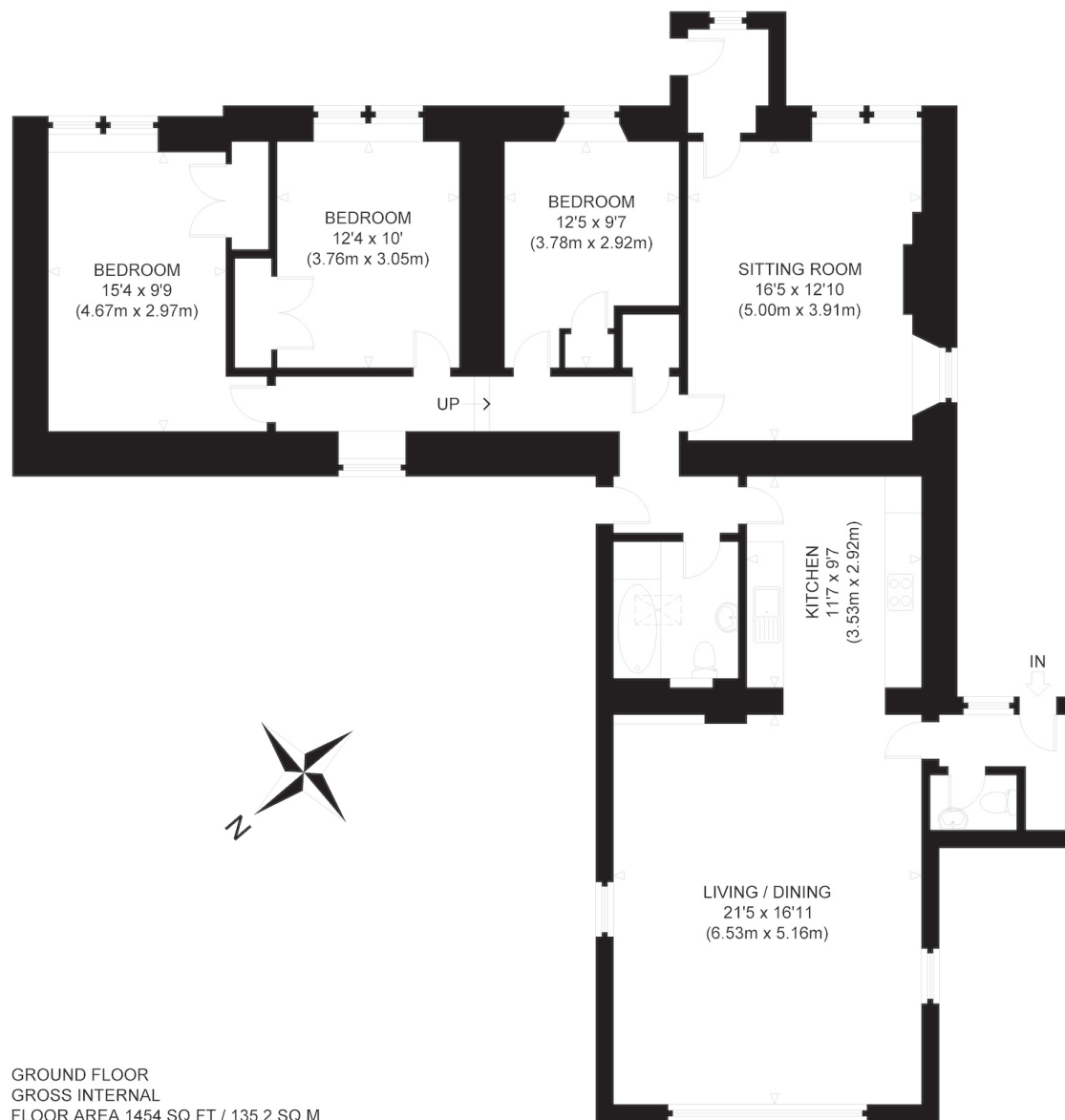
Websites and Social Media

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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1454 SQ FT / 135.2 SQ M

NEWBIGGING COTTAGES


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1454 SQ FT / 135.2 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





Lot 2 – Grazing Land.

Lot 2 consists of 19.6 acres of grazing land formed in two paddocks, a lower and an upper paddock. The lower paddock measures 3.72 Acres and the upper paddock measures 15.8 Acres. The paddocks are securely fenced, and the upper paddock has access to trough water.

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.

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

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.



Lot 2



Lot 2

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