



DUNESK LODGE

Green Lane, Lasswade, Midlothian EH18 1HE



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A charming 19th century octagonal 3-bedroom gate lodge, later extended to provide spacious accommodation across one storey, with a well-maintained mature garden, stabling and paddocks, all within close proximity to the City of Edinburgh

Bonnyrigg 1.5 miles, Edinburgh City Centre 5 miles, Edinburgh Airport 12

Summary of Accommodation:

Ground Floor: Entrance Hall, Dining Hall, Drawing Room, Snug, Kitchen, Three En-Suite Double Bedrooms, a Utility Room and a Cloakroom

Garden: A well maintained, mature garden wraps around the house, with two patio areas, a summer house, greenhouse and a garden shed

Stables: Five looseboxes, hay store and a tack/feed room

Land: Two adjoining paddocks of circa 3 acres, supplied with water and with gate access from the stables, drive and road

About: 3.7 acres (1.5 Ha)

For sale as a whole or in two lots



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Situation

Dunesk Lodge enjoys an enviable location situated in a conservation area between the small thriving towns of Lasswade and Loanhead in Midlothian, making it ideally positioned for both country living as well as commuting into Edinburgh. There is local shopping in Lasswade and Loanhead together with Straiton Retail Park offering a wider array of national retail outlets.

Respected state schools within the catchment area include Lasswade Primary and Lasswade High School. In addition, there is an excellent choice of private schooling in nearby Edinburgh.

The area is well served by a local bus service linking the surrounding towns and Edinburgh City centre, whilst Eskbank Train Station is just over 2 miles away.

Its location also makes it easily accessible by car to the City By-Pass, Edinburgh Airport and motorway links north and south.

Within the area are a number of excellent golf courses, alongside countryside and woodland walks with two large country parks nearby, as well as Lasswade Riding Stables. There is a popular racecourse at Musselburgh and the beautiful villages and beaches of East Lothian are all within close proximity.

Description

Lot 1 – Dunesk Lodge

About: 0.5 acres (0.19 Ha)

Dunesk Lodge is a beautiful category C listed octagonal gate lodge dating to the early 19th century, that was tastefully extended in circa 1975 to create a spacious 3-bedroom family home. There are many original period features to include attractive astragal double glazed sash and case windows, together with working shutters. Set in an idyllically quiet location at the end of a country lane overlooking paddocks to the front, one might assume you are deep within rural countryside, however Edinburgh city centre is only 5 miles away, making this an extremely attractive prospect for those working in the city that desire a commutable country retreat with the added feasibility of having horses at home for the equestrian enthusiast.



Upon approach, the picturesque front door within the original octagonal part of the lodge, is shrouded by climbing roses with gravel parking directly outside. A gate opens into a separate gravel driveway providing further parking for several cars, with stone steps leading to an additional side entrance that was created in the 1980's. This enters into a later extension that has produced a wonderfully bright entrance hall with a fantastic cupola window above that floods the room with natural light. A utility room resides on the left and the tiled floor makes this a convenient 'boot room' that would also suit dog lovers.

A door leads through to a fantastic dining hall with access to the original front door as well as to all the principal reception areas. There is ample space for a large dining table with a window overlooking the drive as well as two skylights to allow through plenty of light. An open plan archway leads through to a sitting room/snug with a window overlooking the garden alongside a woodburning stove.

The kitchen can be accessed from both the dining hall and the snug and incorporates a range of floor and wall mounted units including a breakfast bar, alongside integrated appliances comprising of a gas AGA, gas hob, dishwasher and fridge. Two windows overlook the drive and rear garden, and a deep Edinburgh press provides further storage.

From the dining hall, you enter the extended part of the house, with a large, bright drawing room that has dual aspect sliding windows to either end that provide access to two patio areas at the front and back of the house – making this an ideal room for entertaining and alfresco dining throughout the summer months. A very pretty fireplace provides a central focal point to the room, with a period pine surround, Parkray woodburning stove and a baby brick herringbone hearth.

From the sitting room a door leads through to a rear hall with two bright and spacious double bedrooms, both with en-suite facilities, and one with integrated wardrobes as well as access to the loft.

Returning to the dining hall, a door leads through to a rear hall with access to a cloakroom on the right and the utility room on the left, whilst the principal bedroom resides at the end of the hall with an ensuite bathroom, integrated walk-in closet and dual aspect windows overlooking the garden.

The utility room completes the accommodation, with dual access from the entrance hall and rear hall, comprising of a range of wall and floor mounted units together with a sink and space for dual washing machines, alongside access to the boiler.





Garden

A well-maintained, fully enclosed garden is mostly laid to lawn and wraps around the house, with colourful herbaceous borders, mature trees and shrubs. Two patios are positioned at the front and rear of the house with direct access to the sitting room, and a post and rail fence demarcates the north-western perimeter boundary with the paddocks beyond. A gravel driveway is situated by the front garden with parking for several cars alongside large gateways to the lane and paddock. A timber-built summer house is situated in the rear garden, alongside a garden shed and a greenhouse, with a pedestrian gateway leading to the stable block. Further gravelled parking is available outside the octagonal part of the lodge, with access through the original stone pillared gateway and wrought iron gates.

Lot 2 – Stables & Paddocks

About: 3.2 acres (1.3Ha)

Stables

A timber stable block on a concrete base resides to the northeastern side of the lodge, consisting of five loose boxes, a hay store and a feed/tack room, together with power and a water supply. Access is from both the garden as well as a large gateway from the paddock, which also accesses a parking area at the far end of the stables that can be used for parking trailers/farm vehicles.

Paddocks

Two fenced paddocks amounting to circa 3 acres lie to the north of the lodge with a water supply and gate access from both the lane, drive and stable block. The two paddocks are split by a dividing fence with the flexibility to remain as two paddocks or opened up as one via a gateway within the fence line.





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 1HE

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. Certain curtains and white goods will be retained by the owners.

Short Term Let

Dunesk Lodge is currently operating as a successful holiday let, with approval confirmed from Midlothian Council. Licence number: ML00027F

Entry & Possession

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

Services

The house is served by gas fired central heating with Hive heating controls, alongside mains water and electricity, with private drainage

Local Authority

East Lothian Council, John Muir House, Brewery Park, Haddington, East Lothian EH41 3HA. Tel: 01620 827 827

Council Tax

Band – G

EPC Rating

Band - D

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.

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.

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

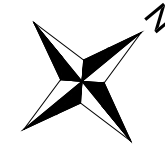
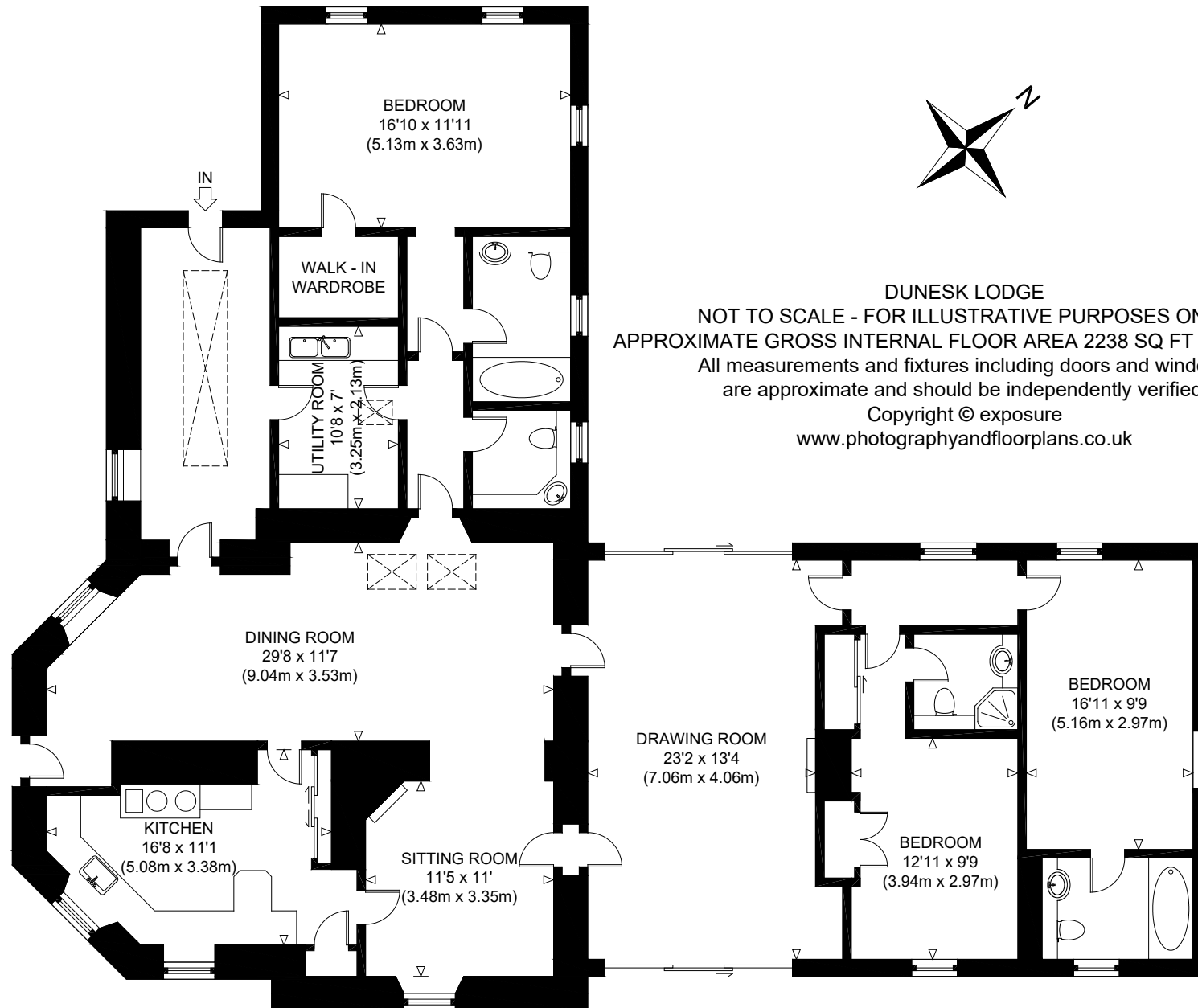
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The 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:

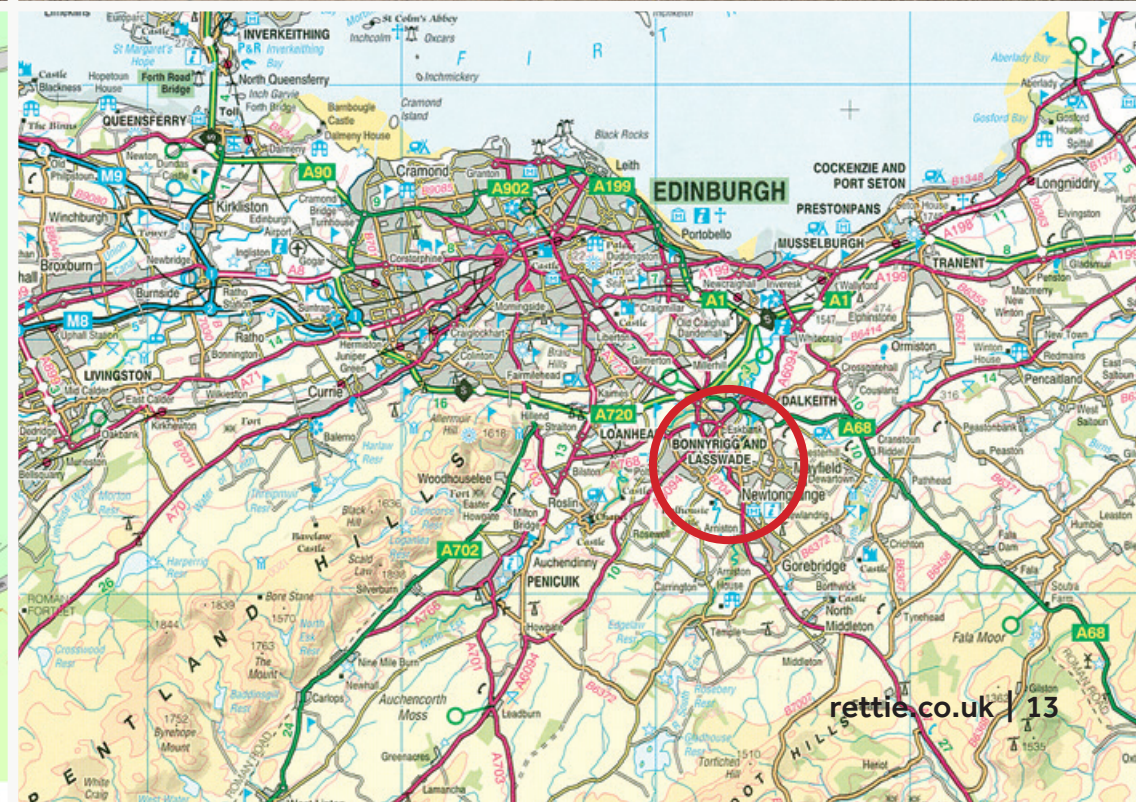
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement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





DUNESK LODGE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2238 SQ FT / 208.1 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 2238 SQ FT / 208.1 SQ M





RETTIE

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