



WOODSLEA COTTAGE

6 Valleyfield View, Penicuik, Midlothian, EH26 8NA.



WOODSLEA COTTAGE, 6 Valleyfield View, Penicuik, Midlothian, EH26 8NA.

A rare opportunity to purchase a charming 3–4-bedroom cottage, with generous reception rooms, situated within a substantial secluded plot extending to 0.40 Acres, with a single garage and within close proximity to Penicuik's amenities and commuting distance to Edinburgh.

Edinburgh 10.4 miles, Edinburgh Airport 14.1 miles (All distances are approximate)

Summary of Accommodation:

Ground Floor: Garden Room, Entrance Hall, Sitting Room, Family Room, Kitchen-Breakfast Room, Dining/Bedroom 4 Room and Shower/Utility Room.

First Floor: Landing, Principal Bedroom, further Double Bedroom and Cloakroom.

First Floor: Secondary Staircase, Double Bedroom and a Family Bathroom.

Garage: Single Car Garage.

Garden: Front and rear gardens, predominantly laid to lawn, with herbaceous borders, interspersed with specimen and fruit trees.

About: 0.40 Acres



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Situation:

Woodslea Cottage, forms part of a private residential road of 6 houses, nestled within its own private grounds, its position offers a sense of privacy whilst also being well connected to the amenities and services of Penicuik which are all within close proximity and include primary and secondary schooling, football and rugby club, a supermarket, local shops, banks and professional services and within close proximity the Dick Veterinary College, Bush Science hub and The Roslin Institute. There is also a Sainsbury's supermarket, Marks and Spencer's Foodhall and Ikea store at Loanhead on the nearside of the city bypass. The city bypass offers excellent road links eastwards to the A1 and thereby East Lothian, Berwickshire and Northumberland and westwards to the M9 and M8 and thereby Glasgow, Stirling and the remaining towns of Central Scotland. Edinburgh's International Airport is also within easy reach via the bypass.

The business centre of Edinburgh is just 10 miles away and there are a number of private schools on the south side of Edinburgh, including George Watson's College, Merchiston Castle School and George Heriot's School. There are numerous local walking routes, and the Pentland Hills are close by offering a plethora of walking, riding and cycling opportunities. These cycling opportunities are augmented by the renowned mountain biking facilities at Glentress and the local road network is also a popular destination for road cyclists. For the outdoor enthusiast, there are golf courses at nearby West Linton, Glencorse and Mortonhall and Midlothian Snowsport Centre is also close by.

General Description:

A privately owned shared road arrives to a parking area in front of the single garage, with a pedestrian gate opening to a paved path with steps leading down into the front garden. The house is nestled within its garden grounds extending to 0.40 Acres and features a charming red brick façade sitting beneath a slate roof, with comfortable accommodation laid out over its two floors. The house was originally thought to have been built in 1887 with a newer extension added in 2005 with the added benefit of partial double glazing.



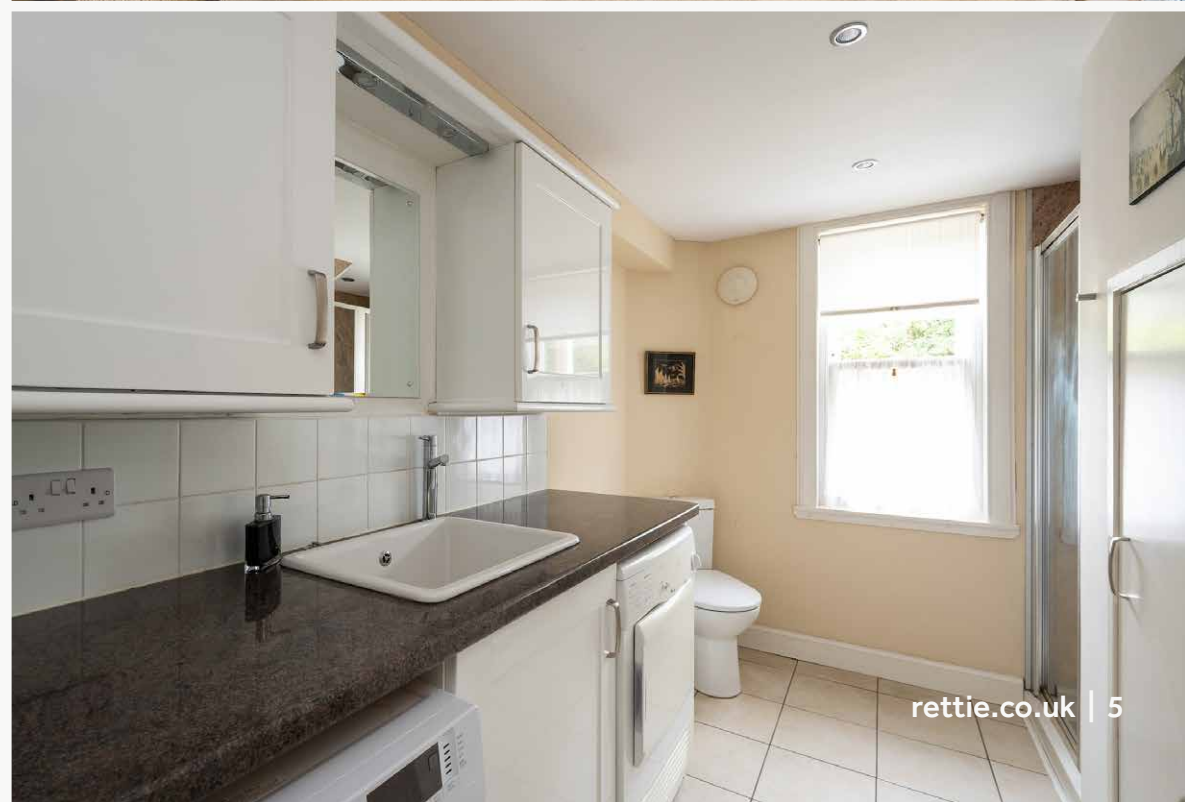
From the front garden a paved path leads to the conservatory/garden room which has beautiful views over the front garden, with a handsome panelled front door opening to the entrance hall, which gives access to the principal rooms on the ground floor. The sitting room is a generous size with an open fireplace sitting beneath a decorative cast iron mantel, with an open shelved bookcase with cupboard below. Opposite the hall is a family room with views over the front garden, featuring a log burning stove under a decorative wooden mantel and a shelved cupboard and separate under stairs storage cupboard. A door opens to the kitchen/breakfast room, which has a dual aspect and a range of wall and base mounted units with a basin. Modern appliances include a Bosch dishwasher, Smeg double oven with four ring gas hob above and a Bosch half height fridge. From the kitchen there is a back door opening to the rear garden with a covered porch and a further door opening to an inner hall, which gives access to a utility room/shower room, which is plumbed for a washing machine and tumble dryer, with basin, WC and walk-in shower cubicle. Completing the accommodation on the ground floor is a dining room/bedroom 4, which has views over the rear garden and features an open gas fire with decorative cast iron slip with wooden mantel above. Returning to the entrance hall, stairs ascend to the first floor and landing, giving access to the principal bedroom, with views over the front garden. Across the landing is a further double bedroom with dormer window overlooking the front garden, with eaves storage and a separate cloakroom with WC and a Velux window. Returning to the inner hall off the kitchen, there is a secondary staircase that ascends to the first floor and landing, offering a bright and spacious double bedroom with two Velux windows and a built-in storage cupboard, and a family bathroom with bath with overhead shower attachment, WC and wash hand basin.

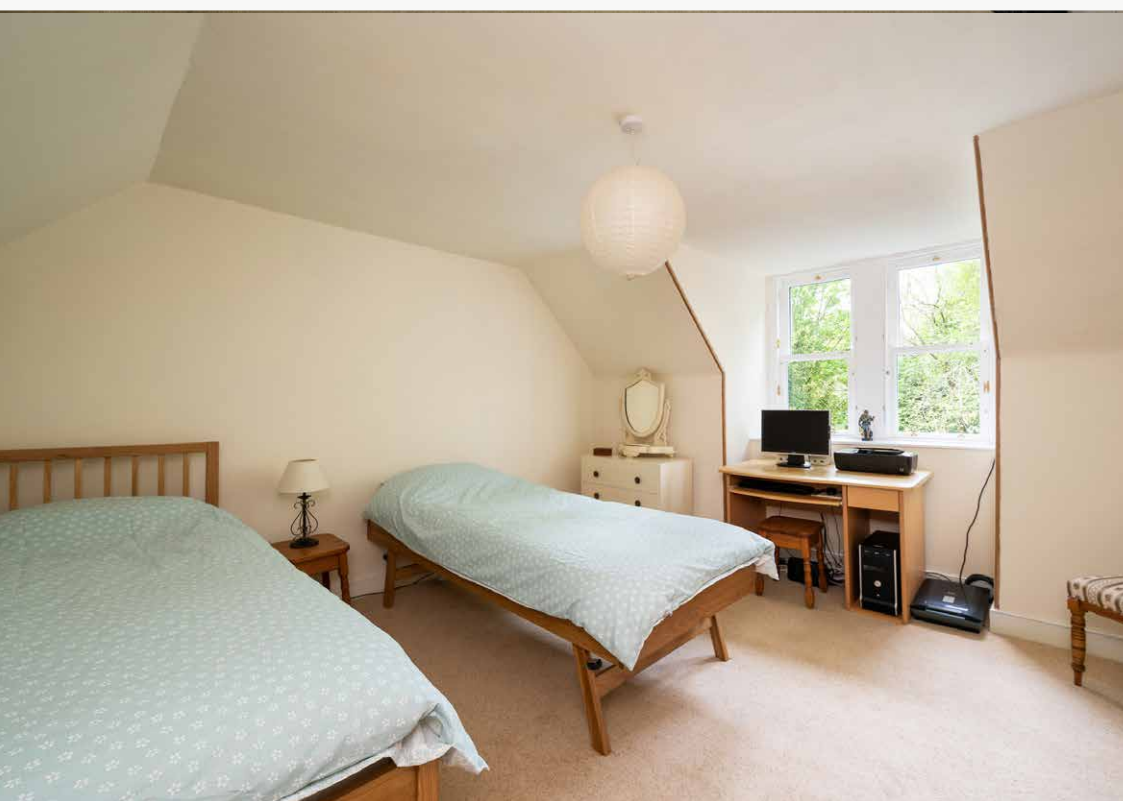
Garden:

The house is bounded by garden on three sides, with the front garden, which is predominantly laid to lawn and interspersed with specimen trees and mature shrubs, with a gravelled path leading to the rear garden, where there is a wrought iron pedestrian gate opening to the rear garden, which is predominantly laid to lawn, with a sheltered porch area, with a garden shed and steps up to a further terraced garden, which is predominantly laid to lawn, with three apple trees and spruce pines. There is a pergola at the end of the garden, with a paved patio area perfect to al fresco dining, with a feature pond and wooden steps giving access to the upper terraced lawn, where there are colourful rhododendrons and access to the old wash house, which is brick built, sitting beneath a slate roof. The wash house provides space for storage with shelving and features an old coal fire, with windows overlooking the garden below.

Garage:

The single garage has a render façade under a flat felt roof and offers plentiful room for storage.





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 EH26 8NA.

Fixtures and Fittings

Only items specifically mentioned in the particulars of sale are included.

Entry & Possession

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

Services

Mains gas, electricity, drainage and water.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 01312707500.

Council Tax

Band F.

EPC Rating

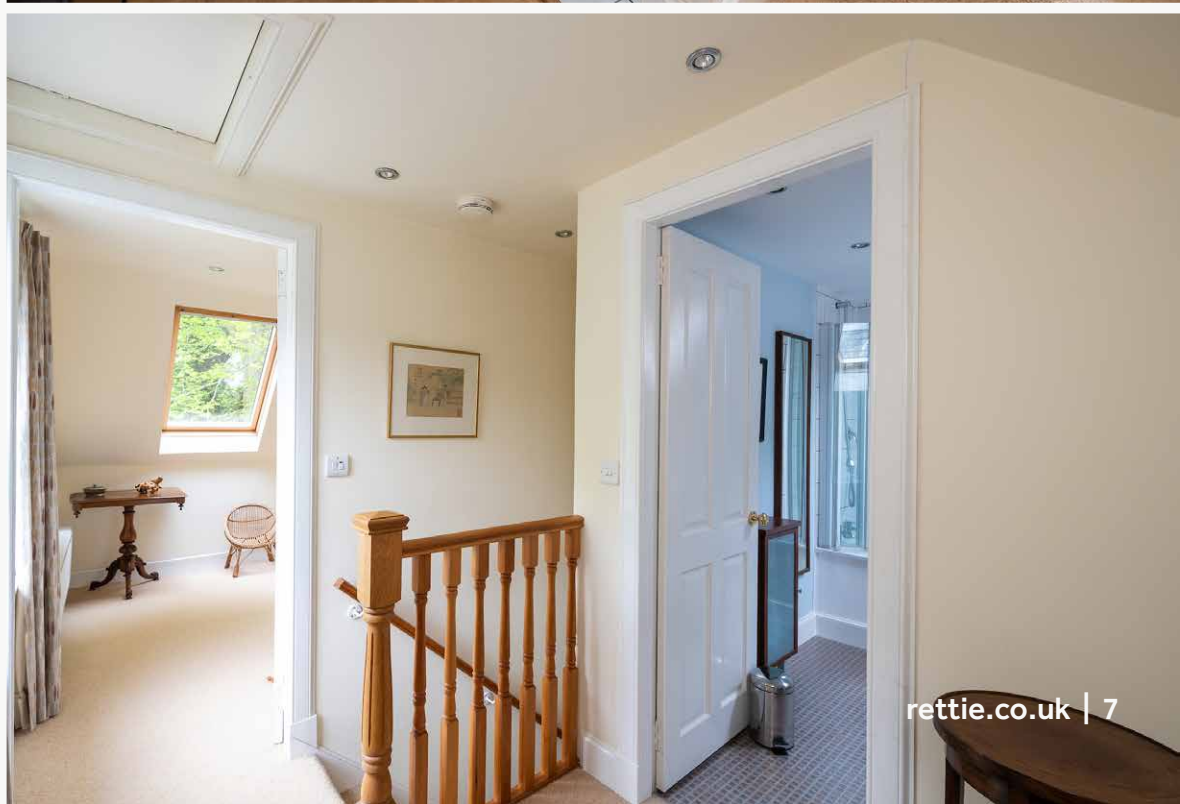
Band TBC

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.

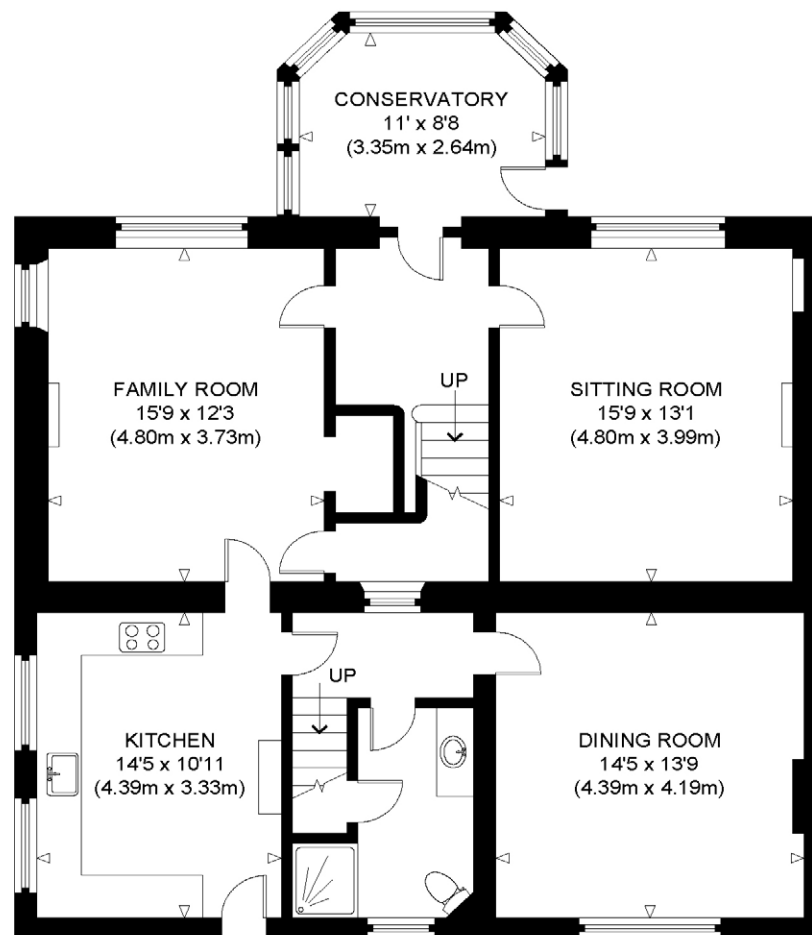
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1176 SQ FT / 109.4 SQ M

WOODSLEA COTTAGE

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1962 SQ FT / 182.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

EXTERNAL OUTBUILDING FLOOR AREA 409 SQ FT / 38.0 SQ M

TOTAL COMBINED FLOOR AREA 2371 SQ FT / 220.5 SQ M

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

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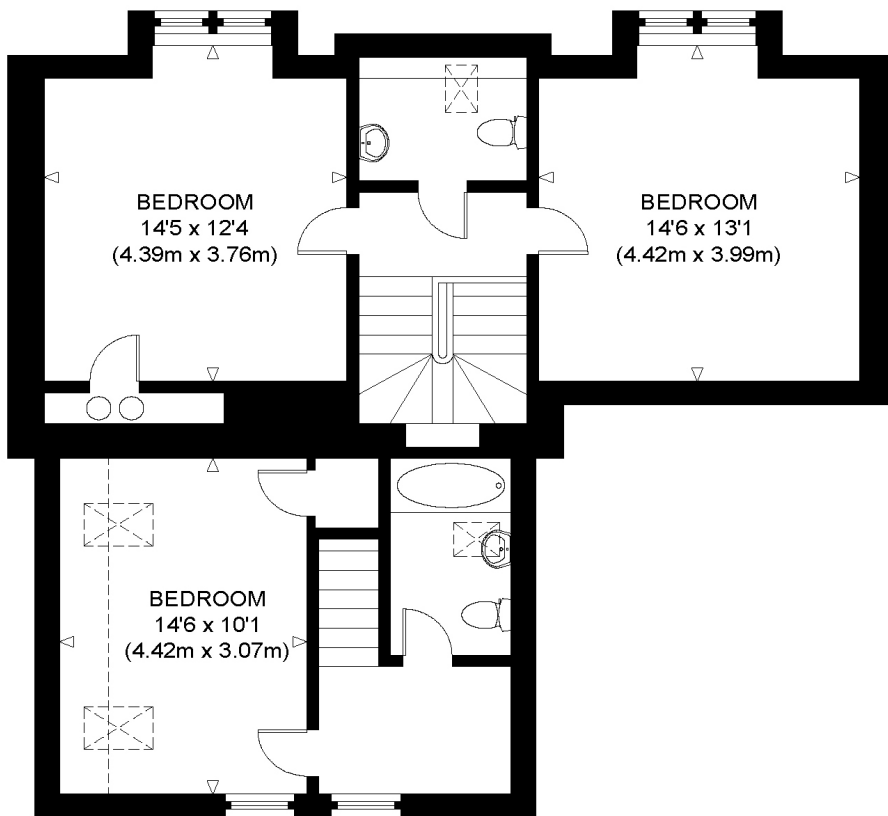
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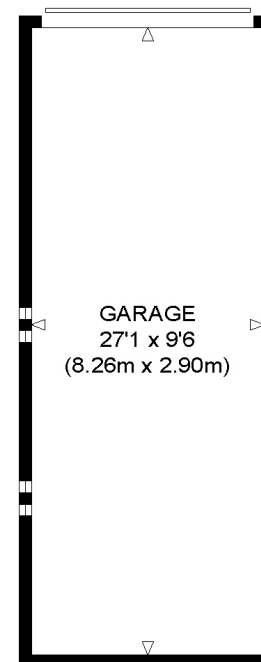
☎ 0131 624 4183

✉ mail@rettie.co.uk

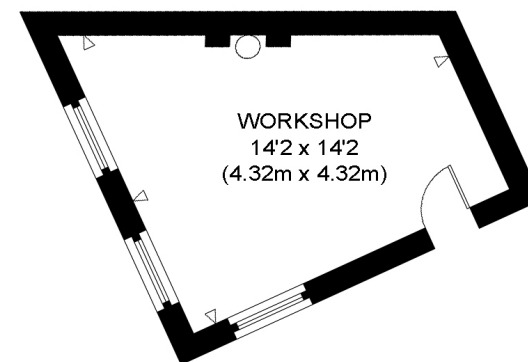
🏠 11 Wemyss Place
Edinburgh
EH3 6DH



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 786 SQ FT / 73.1 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 257 SQ FT / 23.9 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 152 SQ FT / 14.1 SQ M





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.

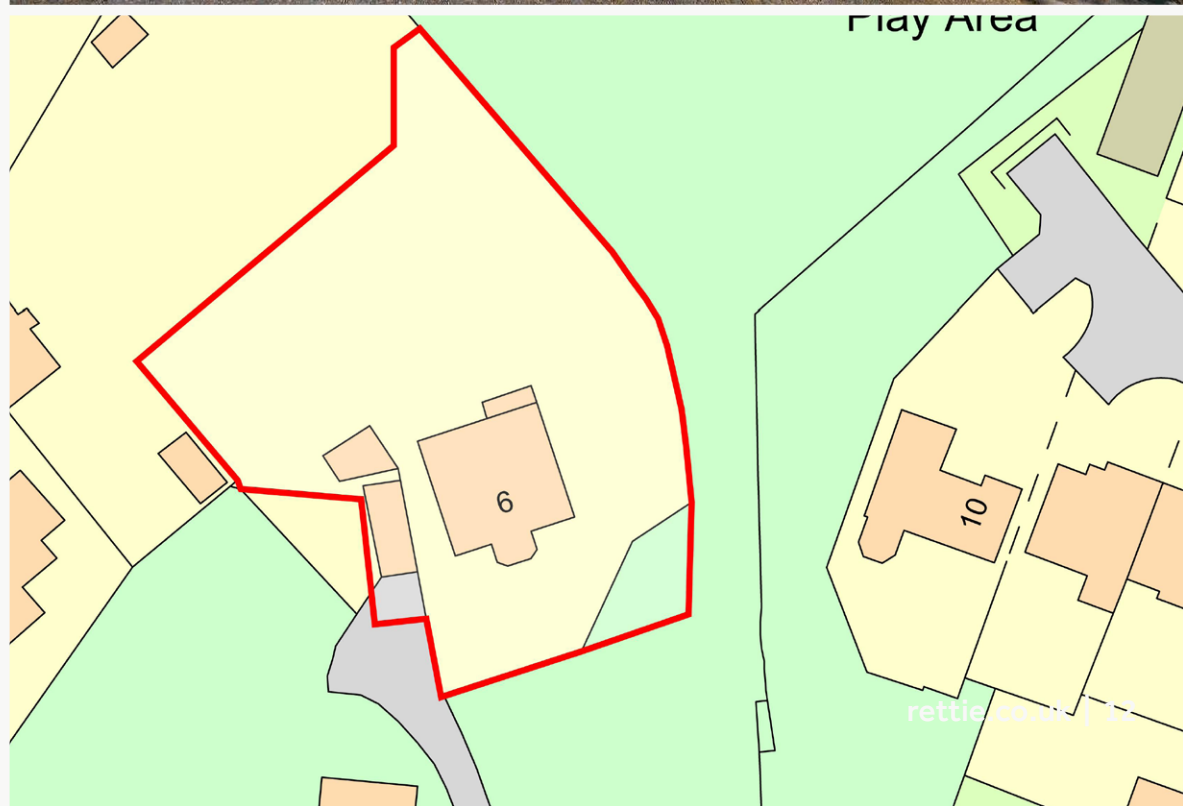
Important Notice

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.



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.

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