



**24 DAMHEAD,**  
*Lothianburn, Midlothian, Edinburgh, EH10 7EA.*



## 24 DAMHEAD

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**A rare opportunity to purchase a 3-bedroom semi-detached house, with private garden, extensive outbuildings inclusive of stables, a home gym and two additional stores, with a grass paddock extending to approximately 5.93 acres, situated within commuting distance of Edinburgh.**

Straiton Retail Park 1.8 miles, Edinburgh 6.2 miles, Edinburgh Airport 9.2 miles  
(All distances are approximate)

### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Kitchen-Breakfast Room, Conservatory, Two Double Bedrooms, Shower Room, Bathroom, Extensive Built in Storage and additional Storage Cupboard.

**First Floor:** Principal Bedroom with access to large Eaves Storage (Potential to further develop subject to necessary consents).

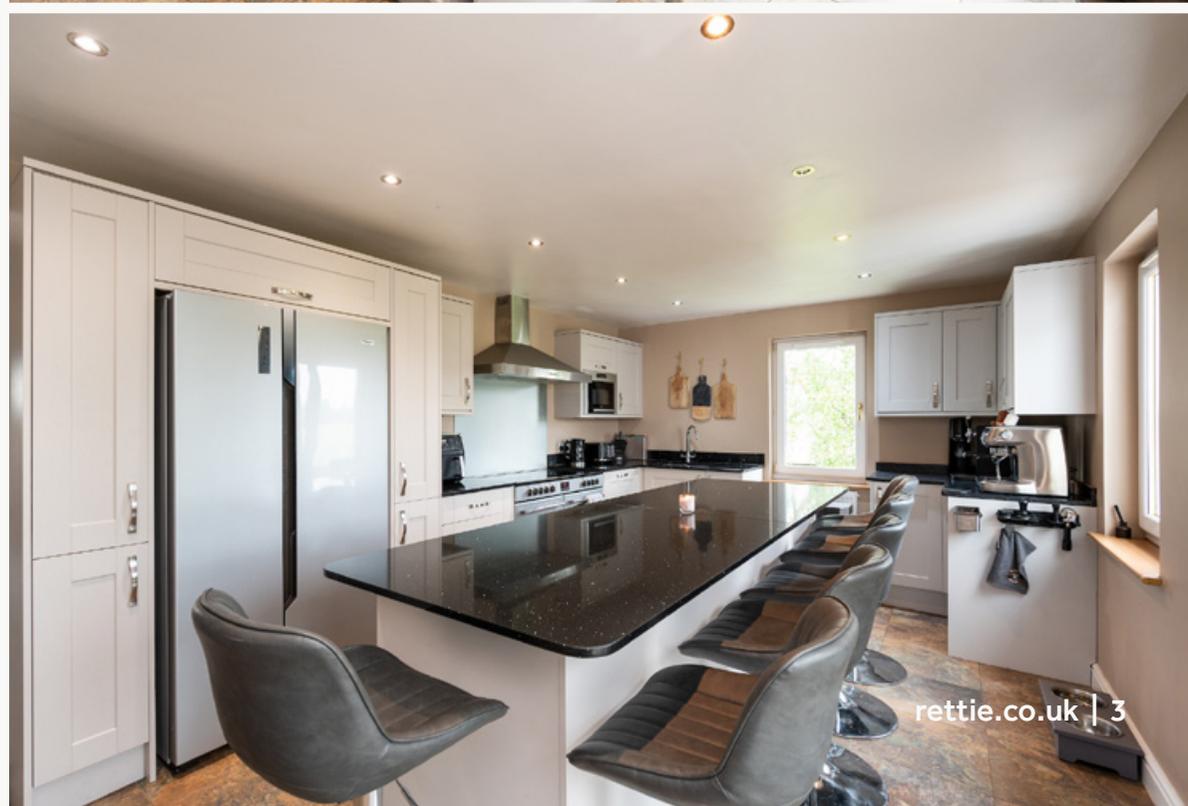
**Garden:** Private wrap around garden, predominantly laid to lawn, with a herbaceous border stocked with plants and specimen trees. The front garden features a patio area perfect for alfresco dining.

**Outbuildings:** Extensive outbuildings, consist of a stable block with four loose boxes, a tack room and feed store, adjacent is a storeroom currently used for storing logs, with garden shed behind and a separate home gym.

**Paddock:** Grass paddock extending to approximately 5.93 acres.

**About: 6.36 Acres**

**For sale as a whole or in three lots.**



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### Situation:

24 Damhead boasts an enviable position nestled within peaceful Midlothian countryside yet easily accessible to Edinburgh's town centre, and Stration and Loanhead retail parks. The house is easily accessible from the A701 and A702 as well as the Edinburgh Bypass. The towns of Hillend, Bilston, Straiton and Loanhead are just a short drive away, as is the south side of Edinburgh, the city bypass and Edinburgh Airport. Straiton and Loanhead Shopping Centres host a variety of well-established brands, supermarkets and larger shops such as M&S Food Court, Costco and Ikea. More locally the popular Secret Garden Café is situated just 0.6 miles from the property.

For those who enjoy country pursuits the nearby Pentland Hills offer beautiful walks and cycling paths, with Midlothian Snowsports Centre also only a short drive away.

Lot 1 - 24 Damhead, House with Outbuildings - About 0.26 Acres.

### General Description:

24 Damhead is a charming semi-detached property situated within an enviable position making the most of its countryside setting yet being within striking distance of Edinburgh's city centre.

The property is approached via a shared road arriving to wooden vehicular access gates, that open to a large courtyard area, which has ample parking for multiple cars. The house sits back from the main road and is sheltered by its front garden, bounded by a paddock on three sides. The property is semi-detached, featuring a render façade situated beneath a slate roof with the property having benefitted from a recent renovation internally.



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The glazed front door opens to an entrance hall, giving access to the principal rooms on the ground floor. The sitting room is situated to the rear of the property and features a log burning stove set beneath a marble mantel, with views over the rear garden. The kitchen-breakfast room is a generous size with a range of wall and base mounted units with quartz worksurfaces, a basin and a large central island with breakfast bar, with views over the rear garden and paddock beyond. Modern appliances include a double oven with six ring induction hob and extractor fan above, integrated wine fridge, fridge/freezer and half height fridge, dishwasher and microwave. From the kitchen glazed French doors open to the conservatory, which has beautiful views over the paddock beyond, with double doors opening out to the rear garden.

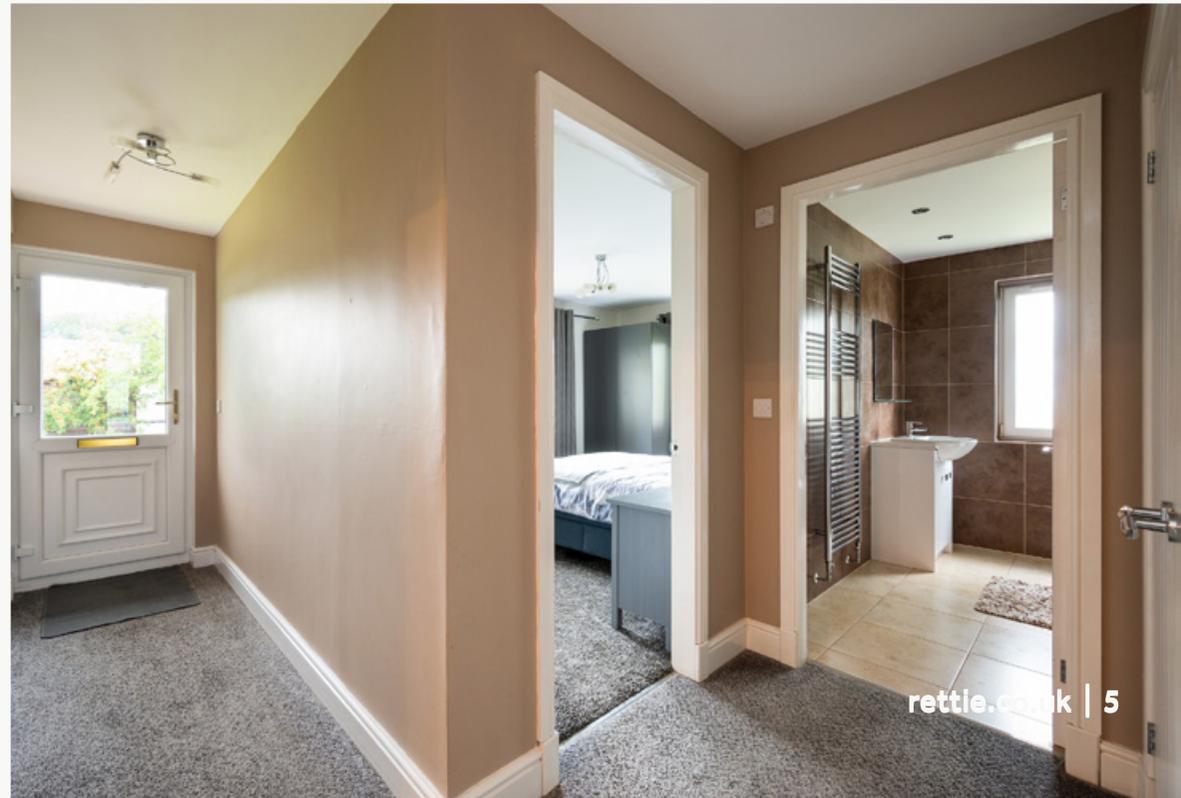
Situated at the front of the property is a double bedroom, with views over the front garden. An adjacent shower room features a walk-in shower cubicle, WC and wash hand basin, with large coat cupboard off the entrance hall. An inner hall gives access to a further double bedroom, bathroom and study, with extensive built-in wardrobes off the hall. The double bedroom looks out over the front garden and features built-in wardrobes. Across the hall there is a generous bathroom with large corner Jacuzzi bath, which can seat two people, walk-in shower cubicle, WC and wash hand basin. From the inner hall a door opens to a study, which has space for a desk, with stairs ascending to the first floor, giving access to the principal double bedroom on the first floor, which is bathed in natural light from the Velux window above, with double doors opening to extensive eaves storage, which could be further developed (subject to obtaining the necessary consents).

#### **Outbuildings:**

Externally, there is a stable block with four loose boxes, a tack room and a feed store, which is brick built with a corrugated clad roof. The middle outbuilding is currently utilised as a log store, with a further garden shed behind. The remaining outbuilding is a timber clad gym with corrugate roof, with a double-glazed door opening to a home gym, with tiled flooring, electricity and lighting.

#### **Gardens:**

The garden wraps around the house on three sides, consisting of a front garden which is predominantly laid to lawn, with herbaceous border interspersed with specimen trees, with a paved patio area perfect for al fresco dining. The side garden is predominantly laid to lawn with views over the paddock, and the rear garden is paved with a raised wooden deck offering views over the paddock beyond, with a log store and a wooden gate opening to the paddock. At the front of the property situated within the courtyard there is an oil tank and space for bins, with a further pedestrian gate opening to the paddock.



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## 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.

### Access

Neighbouring properties have a right of access over the private road forming part of Lot 2.

### Lotting

If the property is sold in lots, then all necessary rights of access and servitudes will be granted to the purchaser of each lot. It will be the responsibility of the adjoining purchases to erect stock proof boundary fences.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH10 7EA.

### Fixtures and Fittings

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

### Entry & Possession

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

### Services

Mains, water, electricity and drainage with oil fired central heating. Solar panels contribute to electricity supply.

### Local Authority

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

### Council Tax

Band F.

### EPC Rating

Band D.



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### 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](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://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.



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### 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

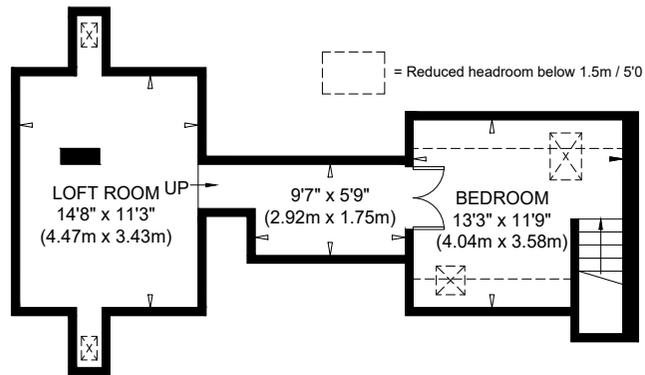
Rettie & Co, their clients and any joint agents give notice that:

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.

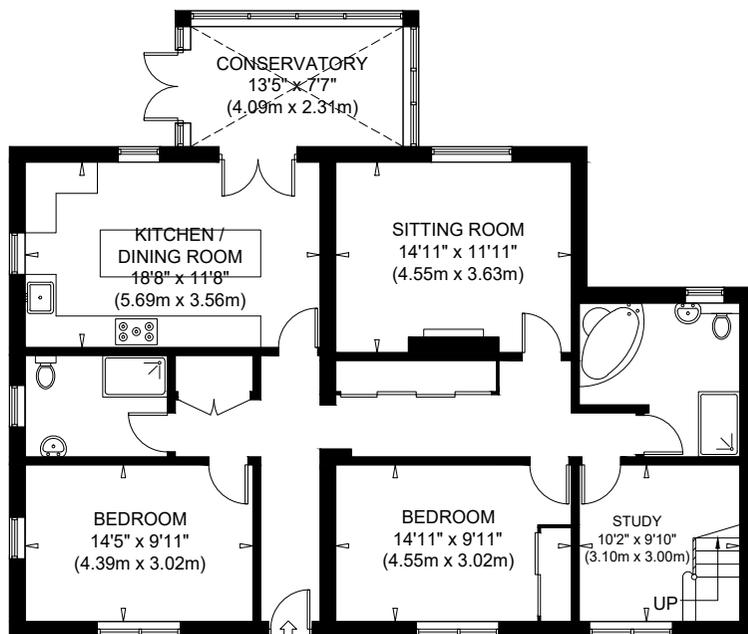
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party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

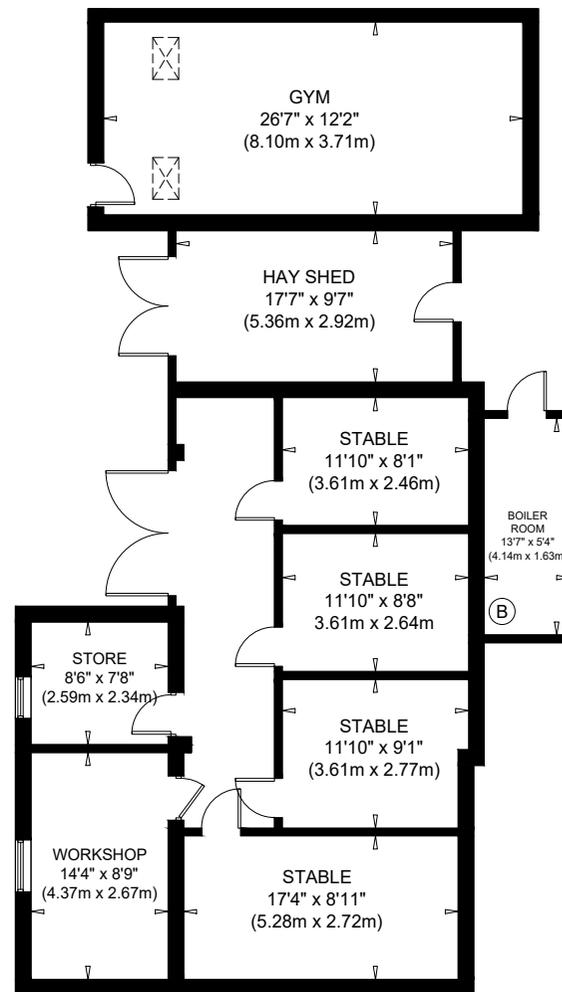




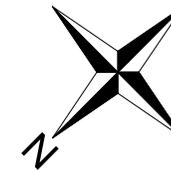
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 37.8 SQ M / 407 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 123.3 SQ M / 1327 SQ FT



OUTBUILDING GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 138.1 SQ M / 1486 SQ FT



**DAMHEAD**

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 161.1 SQ M / 1734 SQ FT  
 OUTBUILDING FLOOR AREA = 138.1 SQ M / 1486 SQ FT  
 TOTAL COMBINED FLOOR AREA = 299.2 SQ M / 3220 SQ FT

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





**Lot 2 – Grass Paddock – About 2.17 Acres**

A grass paddock extending to about 2.00 Acres. This lot will include the driveway, a shared right of access over which there is a shared right of access to the neighbouring properties.



### Lot 3 – Grass Paddock – About 3.93 Acres

A grass paddock extending to 3.93 Acres, with access from the private road via a farmgate.





RETTIE

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