



## DRYDENBANK NURSERY

64 Polton Road, Midlothian, EH20 9DB.







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**A charming detached 6-bedroom family home, nestled within approximately 4.5 acres of land, consisting of terraced gardens, woodlands and a grass paddock (of about 1.82 acres), within close proximity of Polton and commuting distance to Edinburgh.**

Polton 0.7 miles, Straiton Retail Park 2 miles, Edinburgh 7 miles, Edinburgh Airport miles 11.5 meters (All distances are approximate).

### Summary of Accommodation:

**Ground Floor:** Entrance Vestibule, Entrance Hall, Open Plan Sitting – Dining Room, Kitchen – Breakfast Room, Pantry, Utility Room, Four Double Bedrooms, Bathroom and Shower Room.

**First Floor:** Landing, Principal Bedroom, Family Room, Double Bedroom/Dressing Room, Bathroom and Extensive Eaves Storage Room.

**Garden:** Rear garden predominantly laid to lawn with a raised patio area perfect for alfresco dining, to the side of the house is a terraced garden formerly a market garden which has an array of fruit trees.

**Workshop/Garage:** A large workshop/garage sits on the eastern edge of the boundary.

**Paddock:** Grass paddock extending to approximately 1.82 Acres.

**About: 4.5 Acres.**





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### Situation:

Drydenbank is located on the outskirts of the village of Polton just seven miles south of Edinburgh City Centre. There are excellent facilities in the area with good local shopping and schooling at nearby Loanhead and a range of recreational and leisure facilities including a leisure centre and a number of golf courses while the surrounding countryside provides a range of sporting, walking and biking opportunities as well as dry skiing at nearby Hillend.

The area is also very popular area for equestrian pursuits with much frequented tracks and paths and a local riding centre at Kevock. Excellent independent schools are also within easy reach, including George Watson's College and Merchiston Castle School. There are good public transport services to Edinburgh as well as the area being well located for access to the City Bypass (two miles), with connections to Edinburgh International Airport and the Central Scotland motorway network.

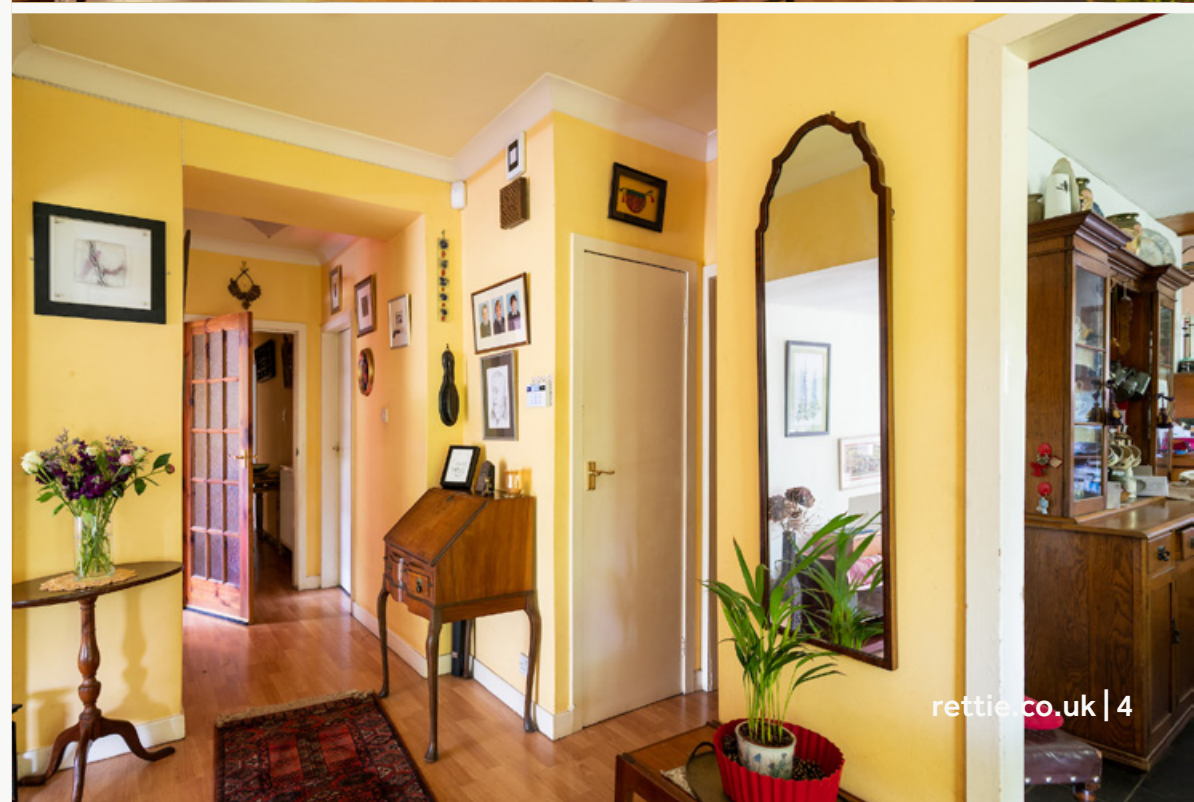
### General Description:

Drydenbank is approached via a shared road that opens to a private driveway, providing ample parking for multiple cars. The property is a delightful, detached house featuring a stone façade sitting beneath a slate roof, offering comfortable accommodation over its two floors.

A glazed door opens to a welcoming entrance vestibule, with a further glazed door opening to an entrance hall, giving access to the principal rooms on the ground floor. Steps drop down into a spectacular double height sitting room/dining room. The sitting area is bathed in natural light from a large picture window boasting beautiful views over the rear garden and features a freestanding cast iron open fireplace, with sliding door opening to patio and garden, with the dining area sitting above. Across the hall is the kitchen/breakfast room, the kitchen has a range of wall and base mounted units, with a basin overlooking the garden, with the breakfasting area offering space for a table and chairs. The kitchen has an electric Aga and has space for a dishwasher. From the kitchen an open alcove leads through to the utility room which has a range of wall and base mounted units, with basin, and is plumbed for a washing machine, with space for a freestanding fridge and a walk-in linen cupboard housing the hot water tank and a further walk-in pantry/store. From the kitchen a glazed door opens to the back door, which also has a coat cupboard and direct access out to the private driveway.

Returning to the entrance hall gives access to a family bathroom, with bath, WC and wash hand basin, double bedroom/study with built-in wardrobes, double bedroom with built-in wardrobes overlooking the front garden, with a glazed door opening to an inner hall, giving access to a shower room, with walk-in shower cubicle, WC and wash hand basin, two further double bedrooms, both of which have built-in wardrobes. Completing the accommodation on the ground floor are two spacious cupboards providing shelving, with stairs ascending to the first floor, passing an understairs cupboard.

The landing on the first floor gives access to a generous sized principal bedroom, with access to extensive loft storage. Opposite the landing is a further double bedroom/dressing room with extensive built-in wardrobes, with views over the front garden. Completing the accommodation on the first floor is a large first floor sitting room, which is an L-shape and has a triple aspect, with study area, built-in bookshelves and space for seating. The adjacent room is a family bathroom with Jacuzzi bath, walk-in shower cubicle, WC, wash hand basin and bidet, with extensive eaves storage.





#### Garden:

Accessed from the sitting room, there is a raised patio area, perfect for seating al fresco dining, with steps leading down in to the rear garden, which is predominantly laid to lawn, with mature shrubs and specimen trees, featuring a corkscrew hazelnut, which opens to a further expanse of lawn and a stone dyke wall giving way to a further garden area in front of the grass paddock, which is predominantly laid to lawn with specimen trees and a chestnut tree. At the side of the property there are terraced gardens formally a market garden, which is south facing, with stone walls and features pears, plums and blackcurrants and could be transformed back into a more formal kitchen garden. The property is also surrounded by woodland which makes it a haven for wildlife. At the side of the house and closes to the back door the top garden features a large beech tree and seating area.

#### Workshop/Garage:

On the eastern boundary there is a large stone/brick-built workshop/garage, which features manual doors and has electricity.

#### Grass Paddock:

A grass paddock extending to approximately 1.82 acres. Access can be made via a gate at the bottom of the garden.

#### 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 EH20 9DB.

##### 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, drainage to private septic tank with gas fired central heating.

##### Local Authority

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

##### Council Tax

Band G.

#### 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](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; 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.







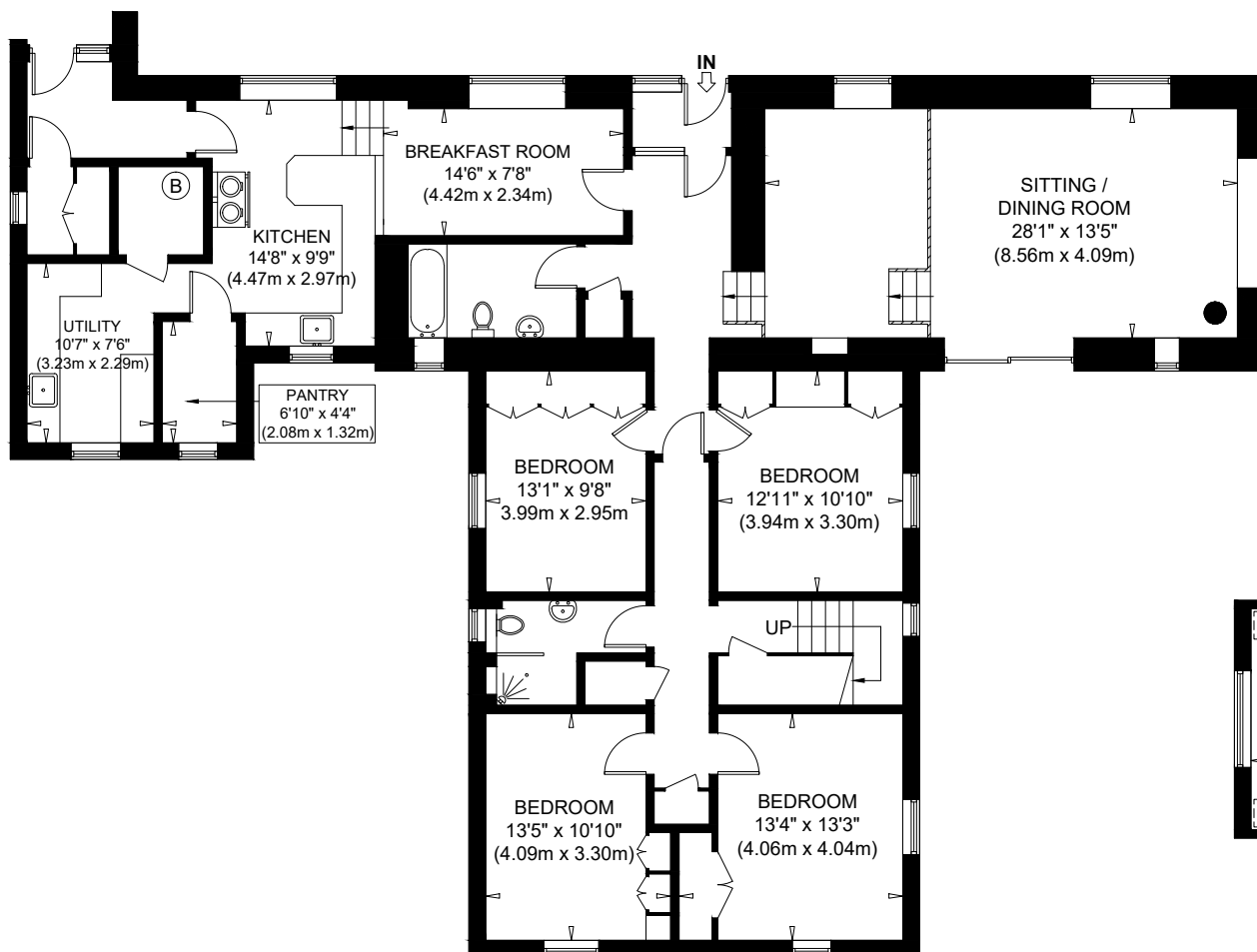




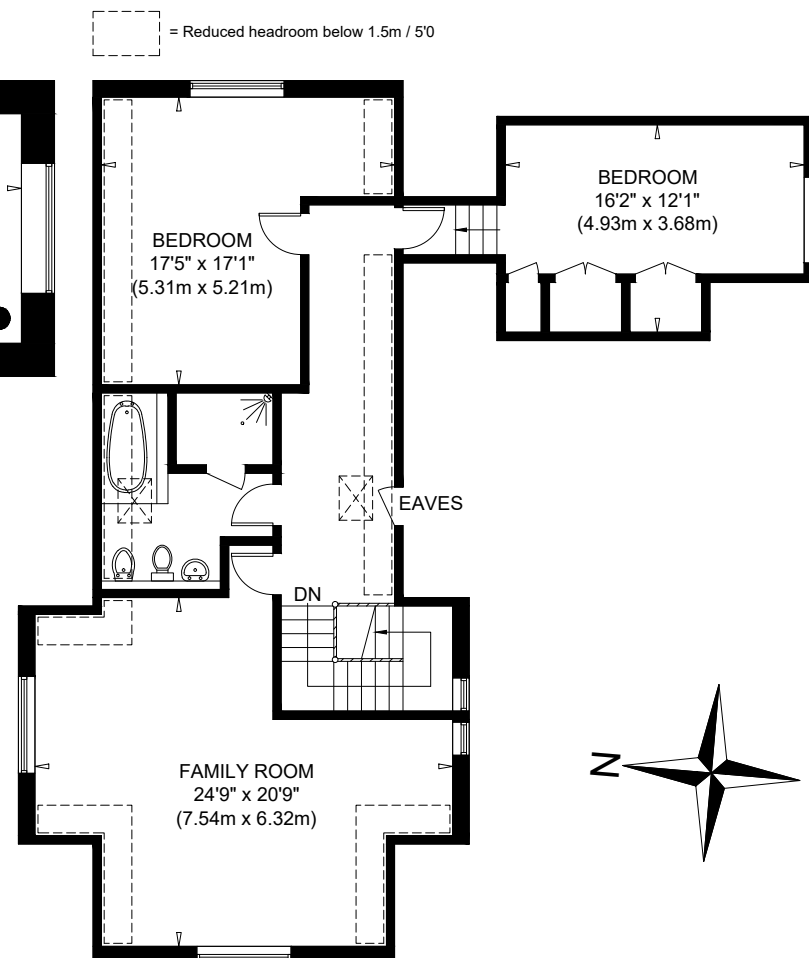








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 183.4 SQ M / 1974 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 110.3 SQ M / 1187 SQ FT

DRYDENBANK, POLTON ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 293.7 SQ M / 3161 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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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.

#### RETTIE

☎ 0131 624 4183

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