



18 DAMHEAD COTTAGES

Damhead, Lothianburn, Midlothian EH10 7DZ



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A charming period 3-bedroom semi-detached cottage with a delightful private garden, situated in a semi-rural position within an easy commute to Edinburgh.

Straiton 1 mile, Hillend/Edinburgh City Bypass 1 mile, Edinburgh City Centre 5 miles (all distances are approximate)

Accommodation: Entrance Hall, Sitting Room, Dining Kitchen, Conservatory, Three Double Bedrooms, Bathroom and a Utility Room

Garden: Mature, colourful garden with a patio/decking area and two areas of lawn to the front and rear surrounded by herbaceous borders

Parking: Private gravelled driveway with parking for two cars

About: 0.16 acres



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Situation

18 Damhead is located in the district of Lothianburn - a scenic, semi-rural location only 3 miles south of the Edinburgh City Bypass and in the perfect position to enjoy a rural lifestyle and yet within an easy commute to the city centre.

The community is made up of a number of farm holdings and residences, alongside various businesses to include riding stables, Damhead Nursery, The Secret Herb Garden Café & Bistro and Hillend Winter Sports Centre.

Hillend, Bilston, Roslin and Loanhead are a short drive away, offering a variety of local amenities, with Straiton and Loanhead Shopping Centres presenting further restaurants, supermarkets and retail outlets such as Costco and Ikea. Local primary schools can be found in Bilston, Roslin and Rosewell with secondary schooling available at Gracemount High School in Edinburgh and Newbattle High School in Dalkeith. Further private schooling is available throughout Edinburgh.

The local Pentland Hills, as well as Almondell & Calderwood Country Park, both provide good walking and biking trails alongside scenic picnic spots. Dalmahoy Hotel & Country Club offers a leisure club with a swimming pool, golf courses and dining options, with Dalmahoy Polo Club immediately adjacent.



Description

18 Damhead is an attractive, single-storey, semi-detached cottage dating from the 19th century, constructed from stone under a slate roof. There is potential to extend into the loft space, subject to obtaining the correct planning permissions, in order to create further accommodation if desired.

The front door opens into the entrance hall which provides access to all the rooms arranged across one level. The three double bedrooms are positioned off the front hall, all with integrated wardrobes, wooden floors and windows overlooking the garden. The spacious, dual aspect sitting room boasts a large central stone fireplace that provides a focal point to the room, alongside timber beams within the ceiling and sliding doors providing direct access to the conservatory.

The dual aspect dining kitchen is positioned to the rear of the property, featuring a range of floor and wall mounted units to incorporate a Technik oven with electric hob, an integrated wine fridge and a tall American style fridge freezer, with space for a dining table to the centre. Sliding doors, as well as the original back door, open to a large conservatory that provides a further space for both a dining table and seating area, creating a versatile space that is ideal for entertaining with its access to both the sitting room, kitchen as well as the garden patio.

Adjacent to the kitchen is the bathroom with a large bath, walk-in shower, washbasin and WC, whilst a utility room completes the accommodation with an Indesit washing machine and twin integrated cupboards that house the hot water tank and new Grant boiler that was recently installed in 2024.

The hall provides access to a large, floored loft space which is currently used for storage, however neighbouring properties have successfully created additional accommodation within the roof cavity (subject to planning).

Garden

The deceptively expansive garden has lawns to the front and rear, bordered by colourful herbaceous borders, mature trees and shrubs. A sunny patio is accessed from both the front drive and the conservatory, with an area of decking that can accommodate a table and chairs. Apple trees reside to the front of the patio and a paved pathway leads around the cottage with steps up to the rear garden that has a greenhouse and a further paved patio area. Mature hedgerows surround the perimeter of the garden making it feel extremely private, and a gravel driveway is situated to the front of the cottage with parking for two cars.



GENERAL REMARKS AND INFORMATION

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all curtains, blinds, light fittings and white goods.

Services

Mains electricity and water with oil fired central heating and private drainage. The septic tank is shared between the four cottages with a minimal annual sum for cleaning being c.£36per annum.

Viewing

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation

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

EPC

Band D

Local Authority

Midlothian Council, Freepost SC05613, Dalkeith, Midlothian, EH22 0BR. 0131 561 5444.

Council Tax

Band G

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.



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.

Particulars and Plans

These particulars and plans are believed to be correct but they are in no way guaranteed. Any error, omission or miss-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

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.



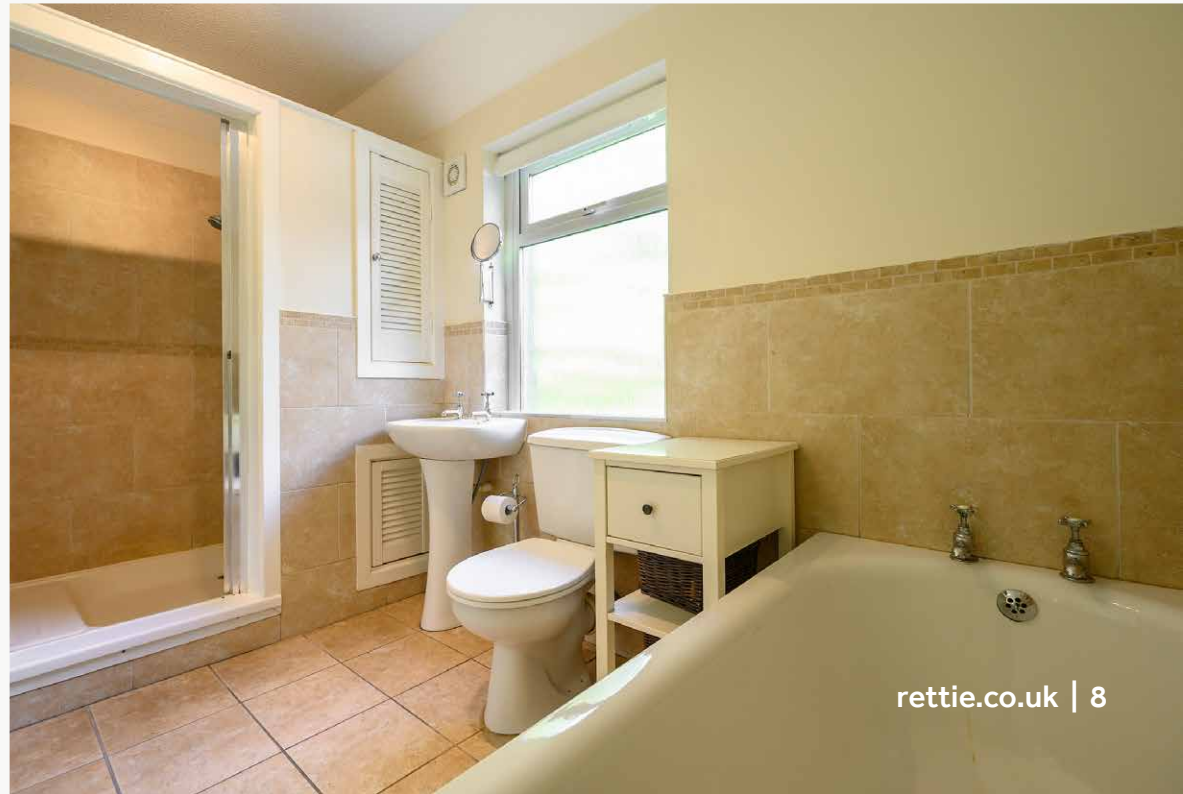
Important Notice

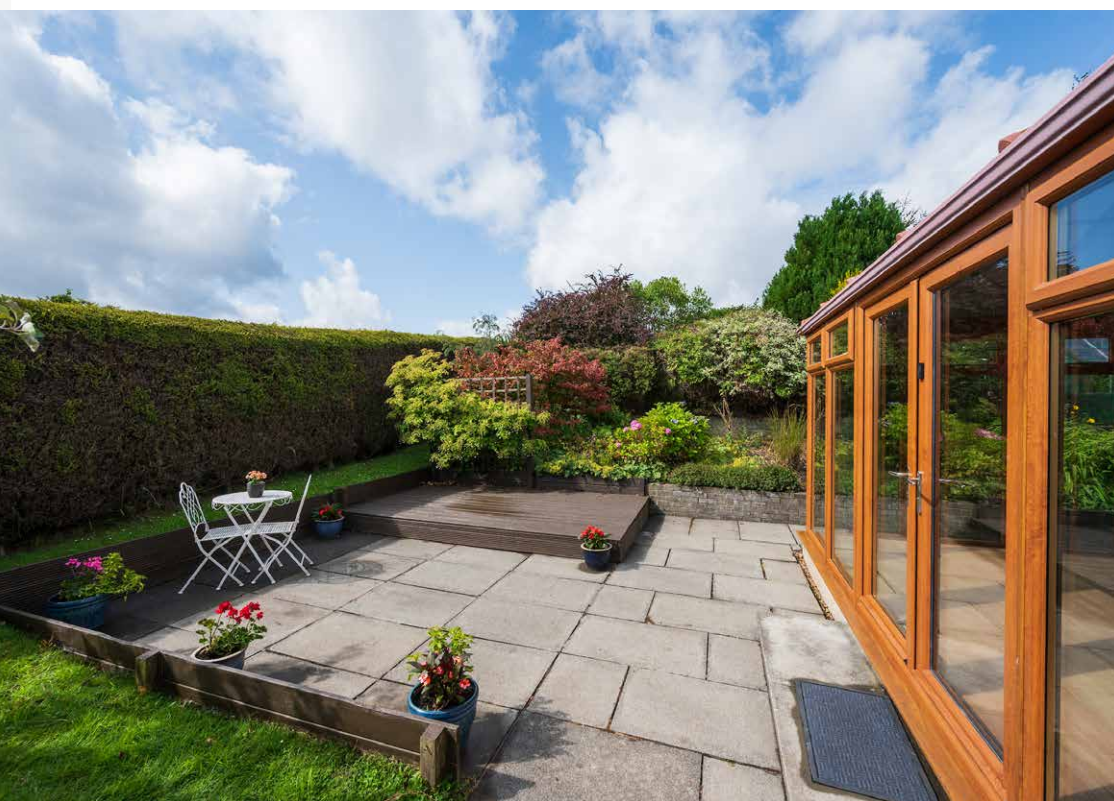
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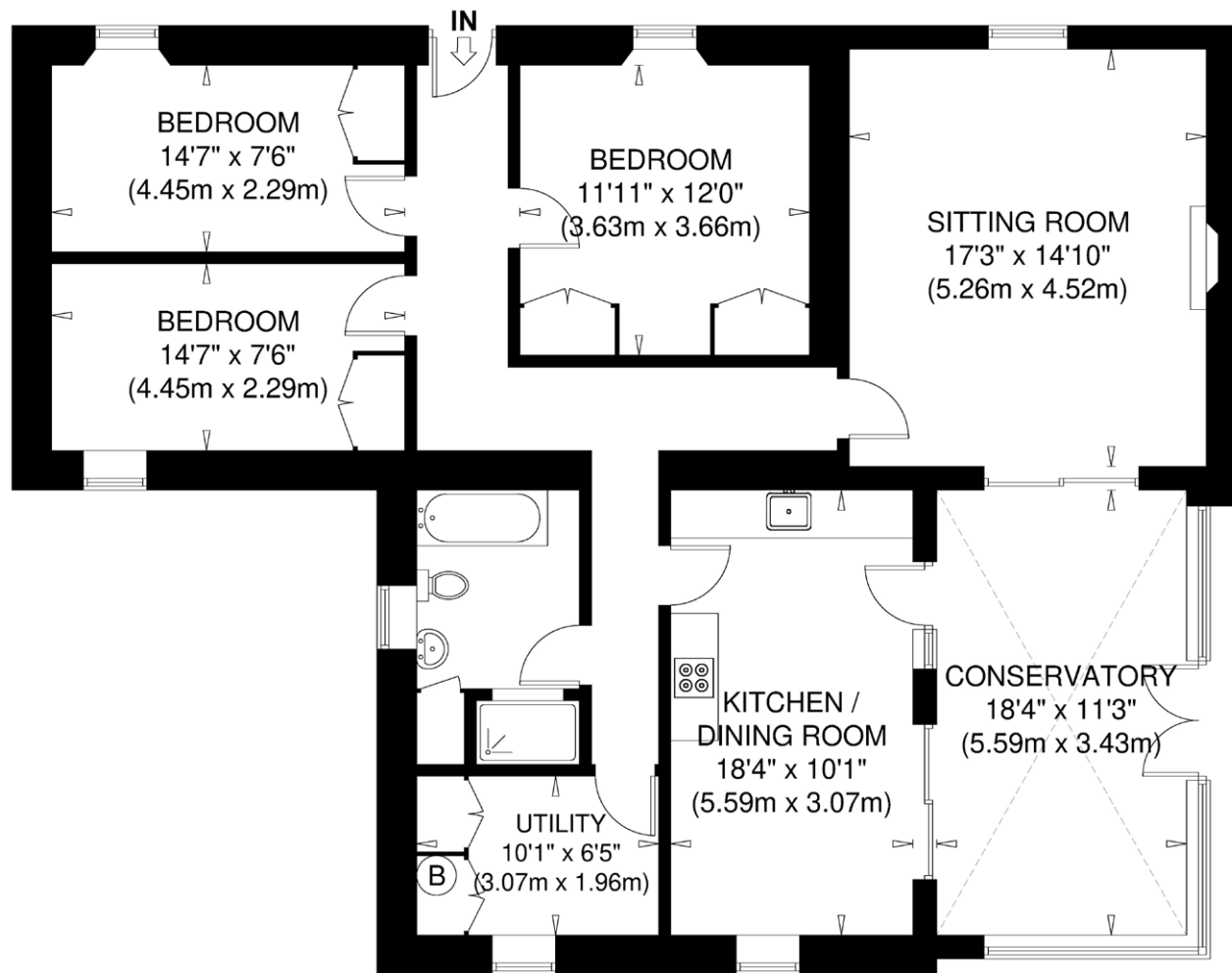
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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 mis-statement 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 particular 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.



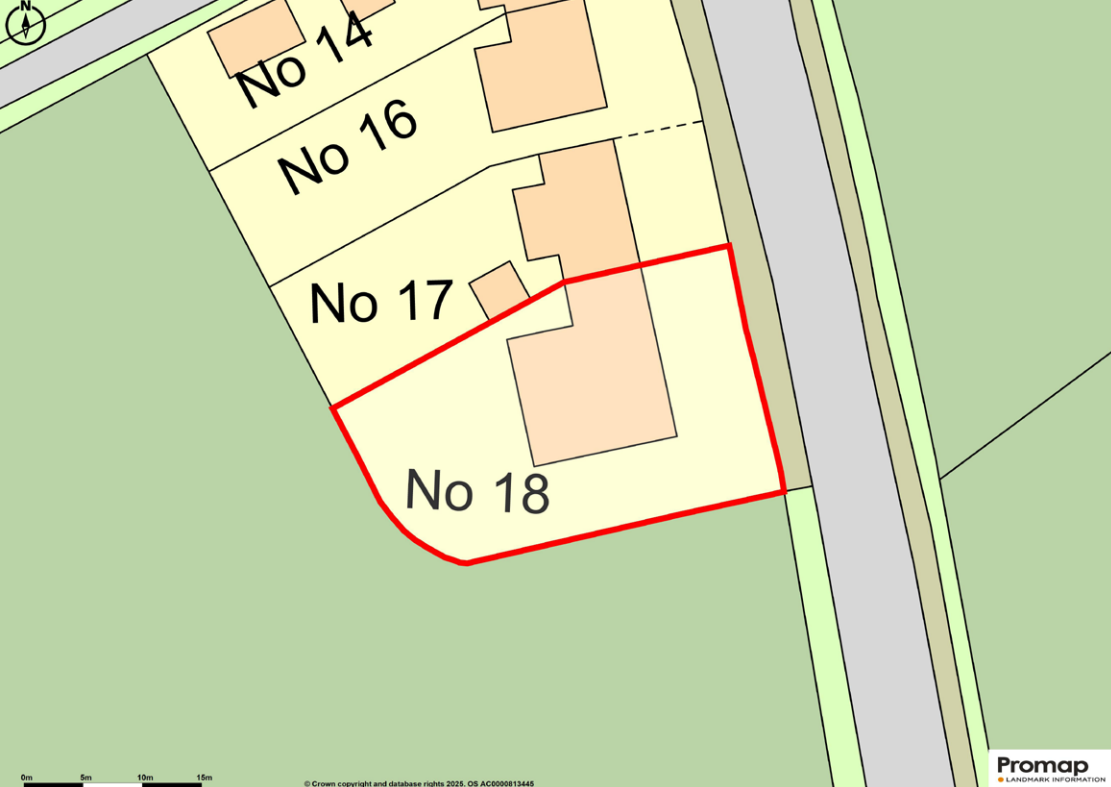




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 131.2 SQ M / 1412 SQ FT

DAMHEAD COTTAGES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 131.2 SQ M / 1412 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.

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RETTIE

📞 0131 624 4183
✉️ mail@rettie.co.uk
🏠 11 Wemyss Place
Edinburgh
EH3 6DH