



6 LUGTON BRAE

Dalkeith, Midlothian, EH22 1JX



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A charming and spacious 4-bedroom C-listed family home, with beautiful rear garden, off-street parking and within close proximity of Dalkeith's amenities, Country Park and commuting distance of Edinburgh.

Dalkeith 0.7 miles, Dalkeith Country Park 0.7 miles, Edinburgh 6.4 miles, Edinburgh Airport 13.4 miles (All distances are approximate).

Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Room, Kitchen, Family Room/Office, Double Bedroom, Utility Room and Cloakroom.

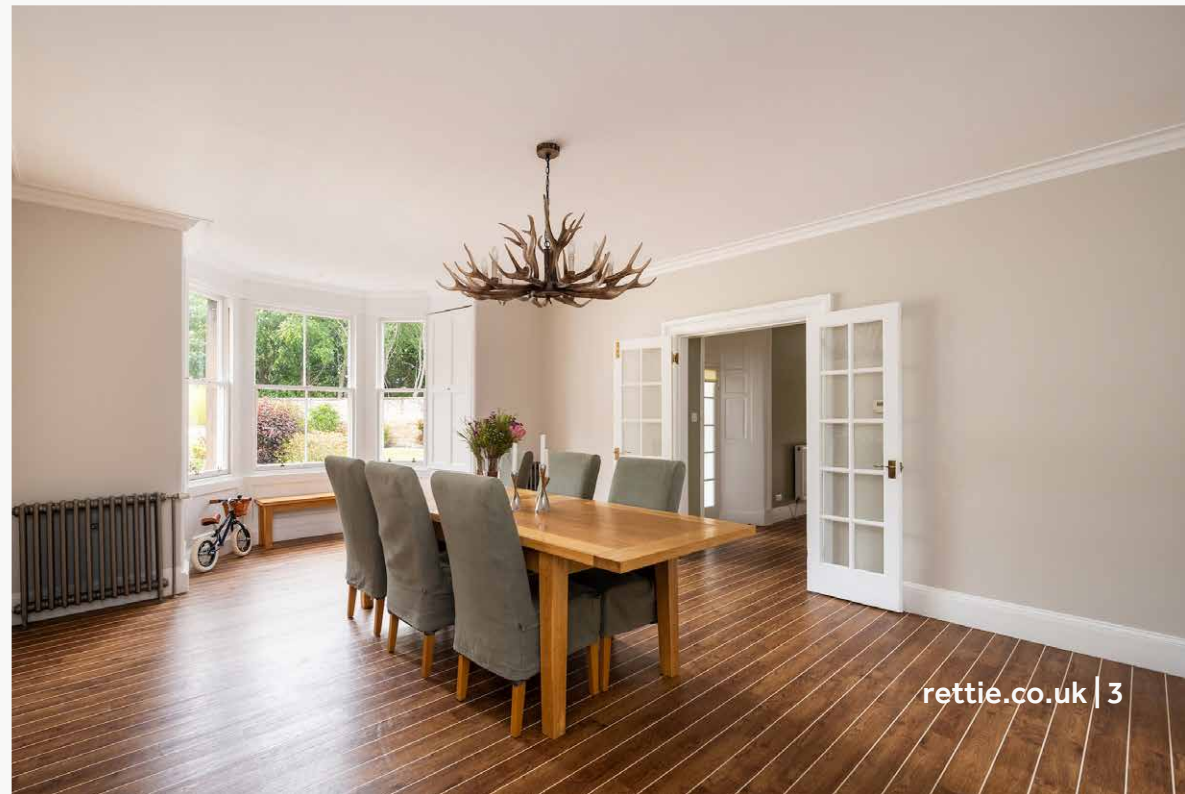
First Floor: Landing, Principal Bedroom with Dressing Room and En Suite Shower Room, Double Bedroom with En Suite Bathroom and a further Double Bedroom with En Suite Shower Room.

Garden: A beautiful rear garden which is predominantly laid to lawn, with a colourful herbaceous border and patio area which is a fabulous sun trap.

Outbuildings: Two garden stores.

Parking: A shared gated driveway opens to a parking area at the rear of the house.

About: 0.18 Acres



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Situation:

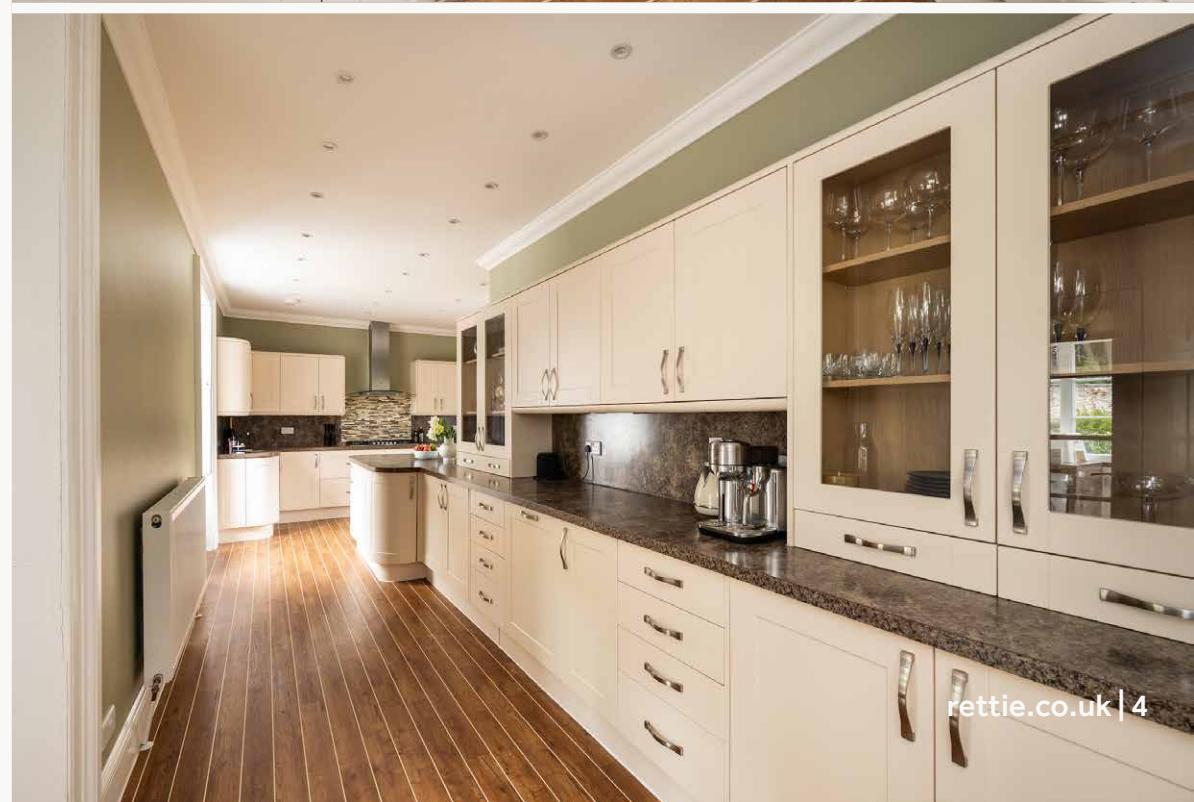
The hamlet of Lugton is a highly sought-after location off the Old Dalkeith Road, surrounded by woodland and open parkland on the upper slopes of the North Esk river valley, with Dalkeith being the nearest town just over half a mile away. Dalkeith High Street is busy with independent retailers, restaurants, and cafés, as well as a range of supermarkets including a local Sainsbury's, newly built Aldi, Morrisons and Lidl. Dalkeith Country Park is only a short distance from the property and is home to the well renowned Restoration Yard café and Fort Douglas Adventure playground. There is also the well renowned Treetops outdoor nursery within the Park grounds.

To the West, Straiton offers further retail opportunities, while Fort Kinnaird is a short drive North and benefits from additional shops and restaurants. Schooling can be found at Dalkeith High School and King's Park Primary School, while Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh. Dalkeith is a popular commuter town, with strong connections by road and rail, lying between the A68, A7, and very close to the City Bypass, with a quick rail connection to Edinburgh via nearby Eskbank railway station.

General Description:

6 Lugton Brae is a handsome C-Listed property which features a stone façade sitting beneath a slate roof, offering comfortable and spacious accommodation over its two floors. The house is approached via a shared road that arrives to a shared vehicular access gate that opens to a shared driveway and private parking area for cars at the rear of the house. Steps lead up to the front door, which opens to an entrance vestibule and entrance hall, giving access to the principal rooms on the ground floor. The sitting room is a generous size, with a dual aspect and bathed in natural light from the dual aspect windows, with coving and features a gas fireplace sitting beneath a stone mantel, with an Edinburgh press cupboard. The dining room features a bay window overlooking the rear garden and features a further Edinburgh press cupboard, with glazed French doors opening to an open plan kitchen/breakfast room. The kitchen has a range of wall and base mounted units with appliances, which include an AEG oven and grill, six ring gas hob, with Zanussi extractor above, integrated Miele microwave and a dishwasher. A glazed door opens to a utility/boot room, which has base mounted units and is plumbed for a washing machine and tumble dryer, and is home to the gas boiler, with a basin and back door leading out to the rear garden and parking area. The entrance hall leads down to a family room/playroom/office and opens to a double bedroom with door leading out to the back garden. The family room/office has an original stove set beneath a stone mantel. Completing the accommodation on the ground floor is a cloakroom, with WC and wash hand basin.

Stairs ascend to the first floor and landing, giving access to the principal bedroom, with a walk-in dressing area with open shelving, and an en suite shower, with walk-in shower cubicle, WC and wash hand basin. Adjacent is a double bedroom, with en suite shower, with walk-in shower cubicle, WC and wash hand basin and cupboard housing the hot water tank. At the end of the landing there is a further double bedroom which is a very generous size and has a triple aspect overlooking both the front and rear of the property, with an en suite bathroom, with bath with overhead shower attachment, WC and wash hand basin.



Garden:

The front garden is gravelled and features herbaceous borders that are planted with hydrangeas. At the rear of the property there is ample parking for multiple cars in front of the rear garden. The rear garden is predominantly laid to lawn, and is sheltered by a high stone wall and has a colourful herbaceous border, which is well stocked with mature plants and shrubs. There is a paved patio area, which is the perfect sun trap or place to enjoy a glass of wine on a summer's evening. To the side of the property there is a garden shed, which is ideal for storage, with partial loft space for storage, and a further garden store.

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 EH22 1JX.

Fixtures and Fittings

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

Entry & Possession

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

Services

Mains Gas, Electricity, Water and Drainage.

Local Authority

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

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.

Offers

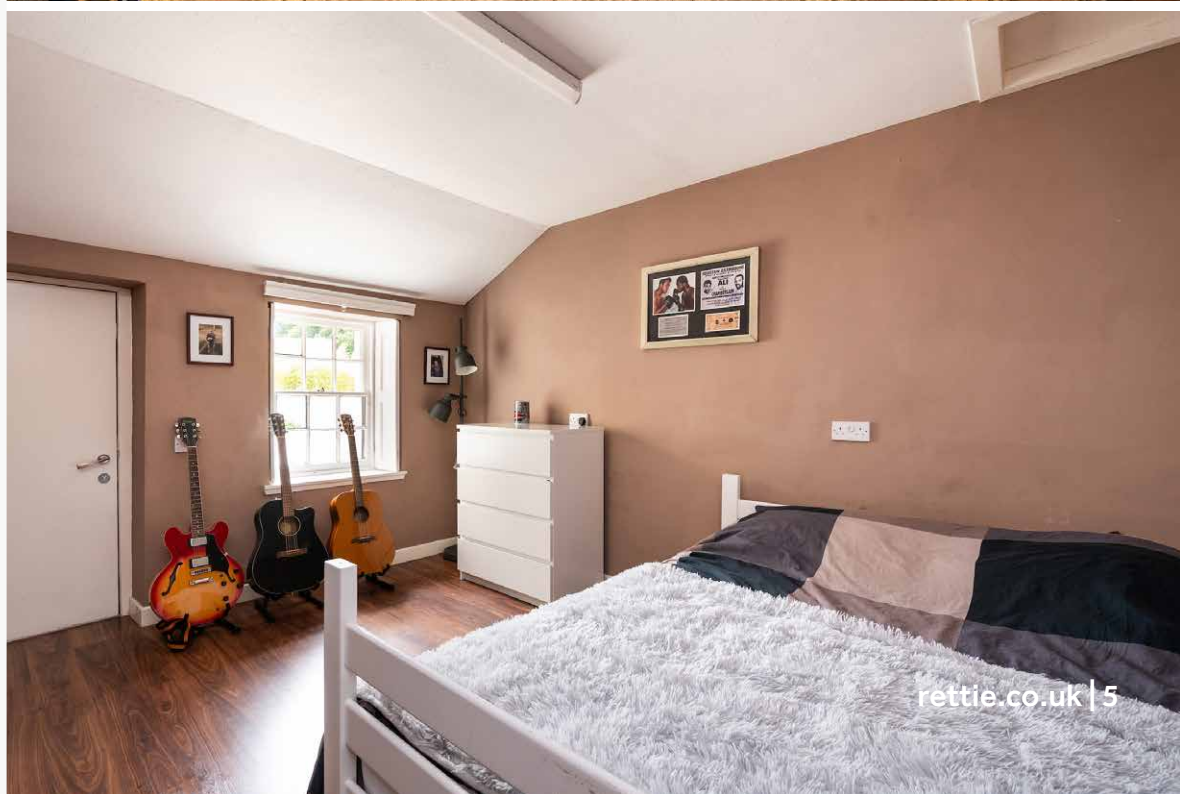
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

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.

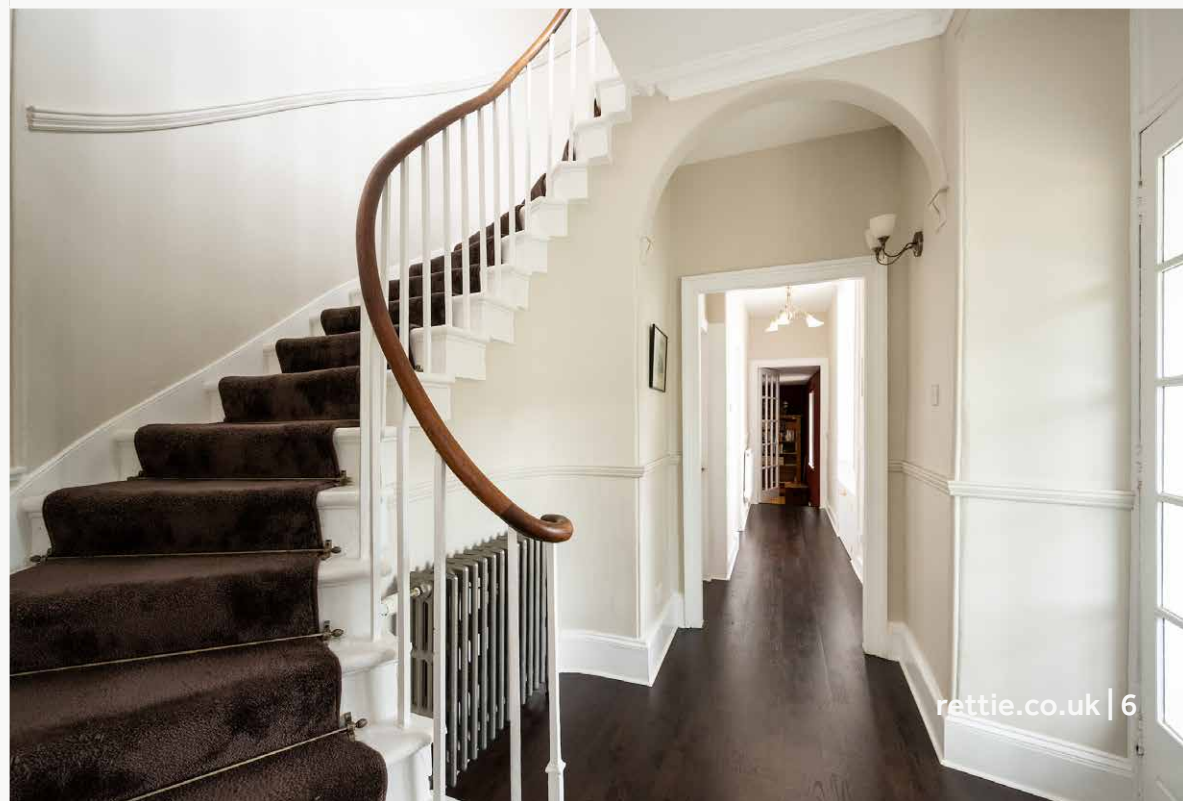
Important Notice

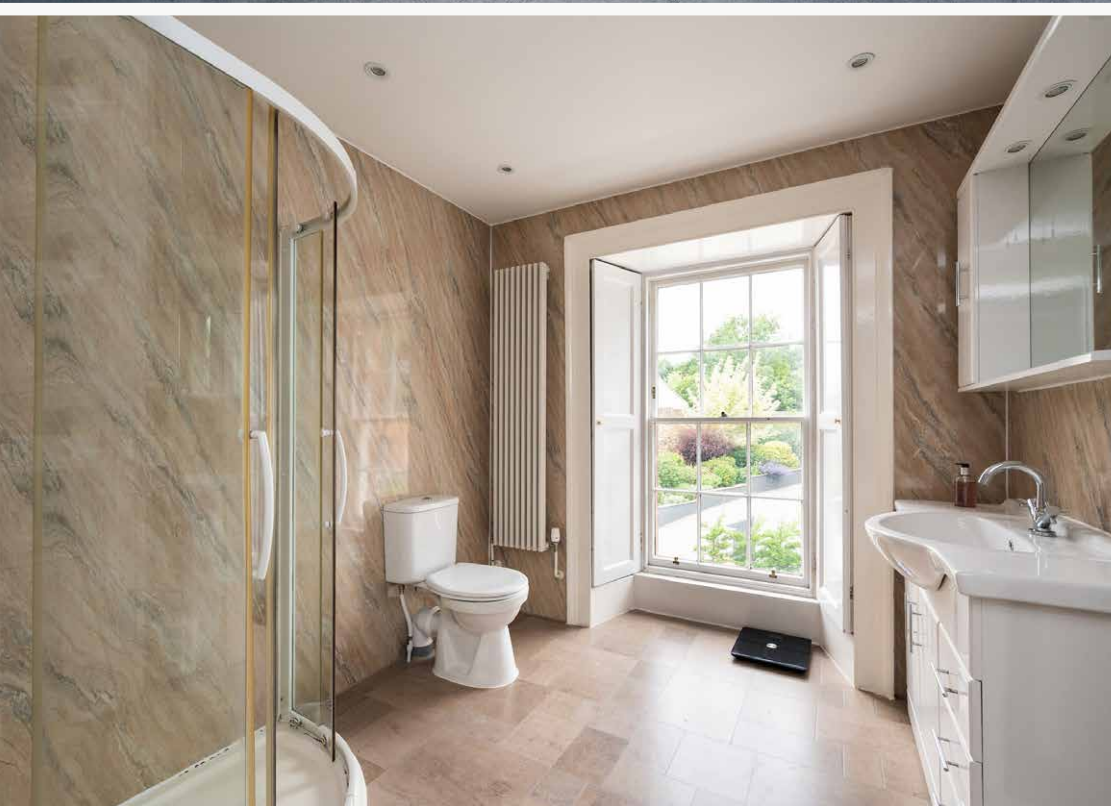
Rettie & Co, their clients and any joint agents give notice that:

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.

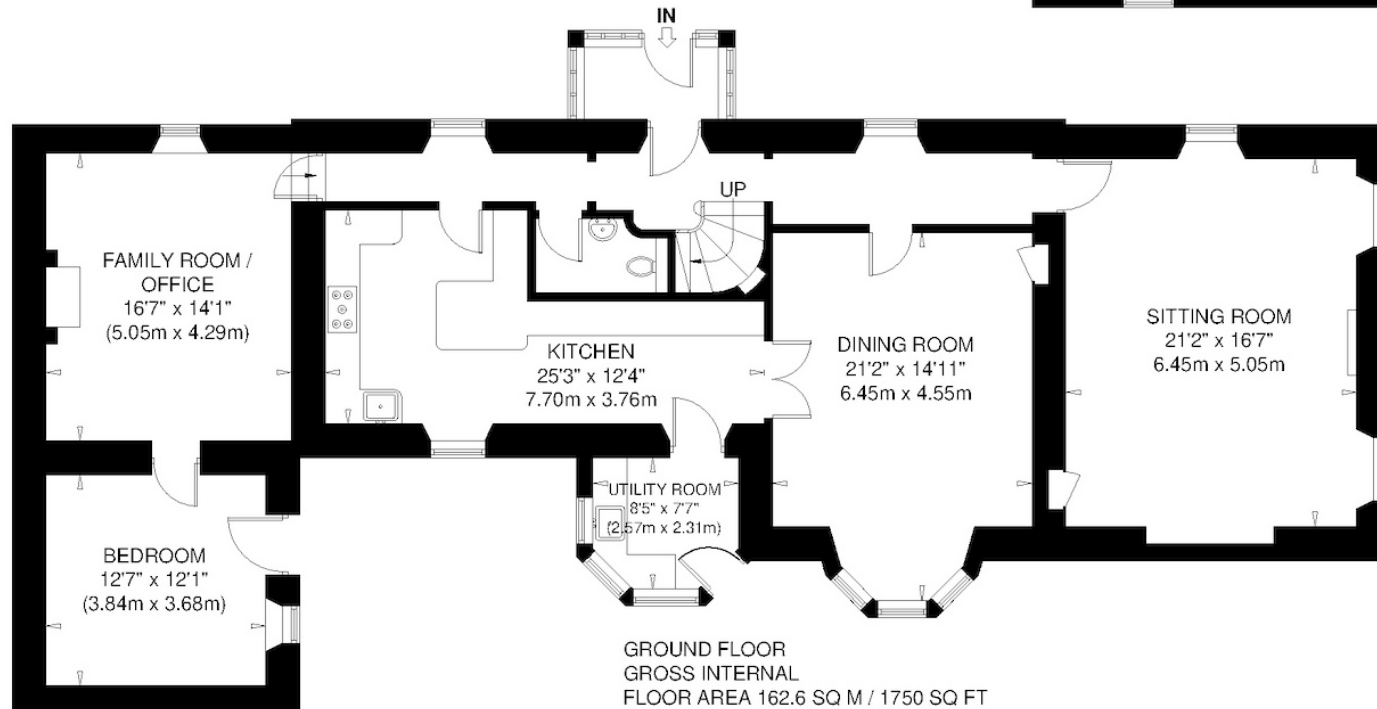
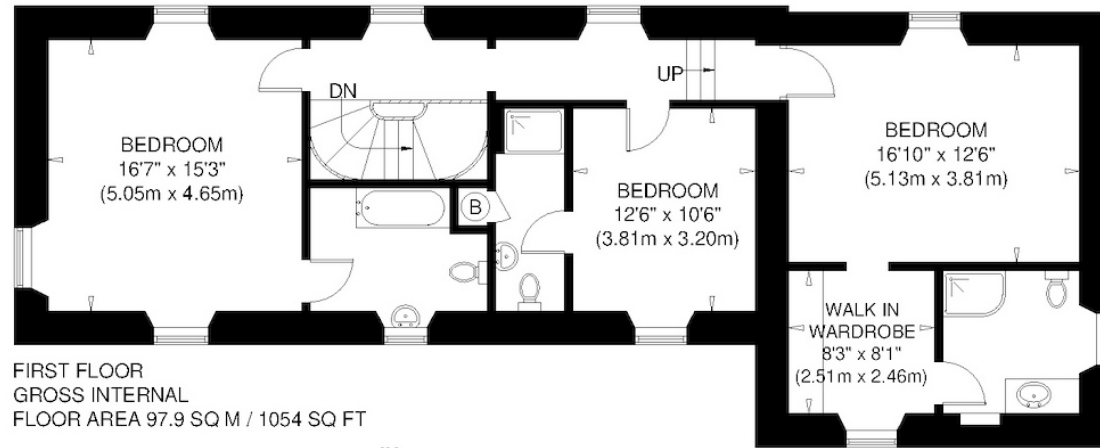
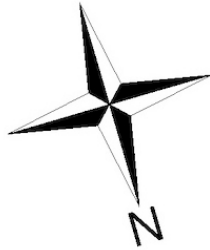
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party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



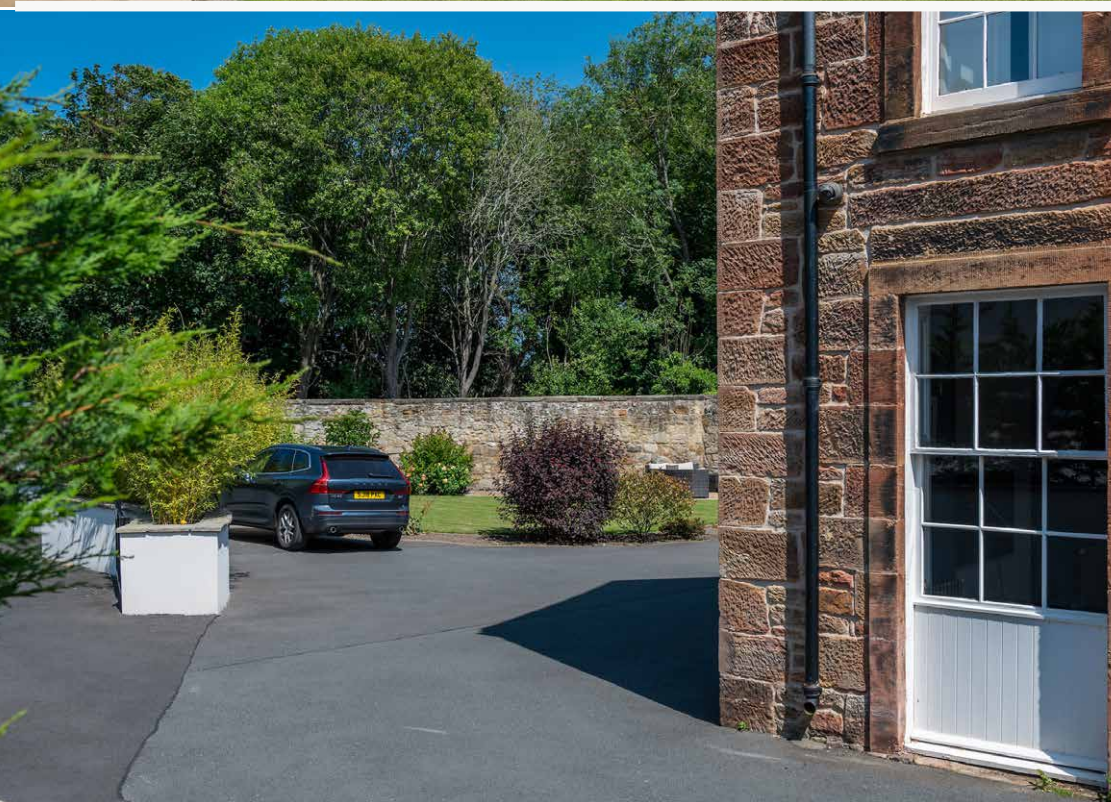






GARDEN STORE
GROSS INTERNAL
FLOOR AREA 10.0 SQ M / 107 SQ FT

LUGTON BRAE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 260.5 SQ M / 2804 SQ FT
 GARDEN STORE 10.0 SQ M / 107 SQ FT
 TOTAL 270.5 SQ M / 2911 SQ FT
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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 www.photographyandfloorplans.co.uk





RETTIE

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