



LOOK ABOUT YE

Silverburn, Penicuik, Midlothian EH26 9LB



LOOK ABOUT YE

Silverburn, Penicuik, Midlothian EH26 9LB

A charming 3-bedroom single-storey cottage near to the delightful town of Penicuik, with spacious interiors, a fantastic garden and far-reaching views of the surrounding countryside

Penicuik 1 mile, Straiton 6 miles, Edinburgh City Centre 11 miles, Edinburgh Airport 15 miles (all distances are approximate)

Summary of Accommodation:

Entrance Hall, Sitting Room/Dining Room, Kitchen, Conservatory, 3 Double Bedrooms and Two Bathrooms

Garage: Double Garage with space for 2 cars together with a gravelled driveway with private off-street parking

Garden: Expansive gardens surround the cottage, mainly laid to lawn with colourful herbaceous borders, mature trees and shrubs

About: 1 acre



LOOK ABOUT YE

Silverburn, Penicuik, Midlothian EH26 9LB



Situation

Look About Ye resides near to the small hamlet of Silverburn in Midlothian, only 5 miles south of the Edinburgh City Bypass and just one mile from the historic town of Penicuik.

Silverburn is primarily the site of the Penicuik Estate owned by the Clerk family since 1654, and the surrounding farmland around the cottage is owned by the estate.

Penicuik itself caters for most daily amenities with a selection of shops, services and leisure facilities, alongside Straiton Retail Park offering a number of national retailers. There are several local primary and high schools in the area with further private schooling available in Edinburgh.

There are a number of sporting and leisure facilities throughout the district with excellent walking and hiking in the Pentland Hills, a variety of local golf courses, the Scottish ski centre at Hillend, as well as the superb mountain bike trails at Glentress Forest.

Edinburgh City Centre is approximately 11 miles north of Silverburn and within easy commuting distance by car, as well as there being an excellent bus service from Penicuik. The Straiton Park & Ride service is approximately 6 miles away and offers free parking and easy access into the city.

Description

Look About Ye is a stunning traditional 3-bedroom single-storey cottage of white rendered construction under a black pantile roof, that, as its name suggests, is positioned within glorious countryside that encompasses far reaching views of the Pentland and Moorfoot Hills.

Built in 1937, the cottage retains many period features to include original solid oak flooring and panelled doors, the maids bell system (still in working order), sash and case astragal glazed windows and a stylish arched Art Deco front door.

The spacious open plan sitting room/dining room is beautifully bright with dual aspect windows to either side and a central open fireplace with the original oak fire surround. The dining area is positioned adjacent to the kitchen with an oak panelled door to the corner that reveals a drinks cupboard within. The dining room can also be divided from the sitting room by drawing the partition curtains.



The kitchen has a range of floor mounted units that incorporate various integrated appliances to include a Neff oven and induction hob, tall fridge freezer and a washing machine. There is a breakfast bar to one side alongside two large walk-in storage cupboards; one utilised as a shelved pantry that also houses the tumble drier, and the other as a utility cupboard that benefits from a window. Off the kitchen is a double bedroom (previously the maid's bedroom) which is currently being utilised as an office, and a shower room also resides adjacent to the kitchen comprising of a shower, wash basin and WC. The wonderfully bright conservatory provides a fantastic area for dining or relaxing with beautiful views onto the surrounding garden and the Moorfoot Hills beyond.

The principal bedroom resides to the far end of the house with a range of integrated wardrobes and a washbasin alongside a trio of windows within the rounded bay that boast wonderful views over the garden. The large double bedroom next door could also be utilised as a principal bedroom and benefits from twin windows overlooking the garden and a washbasin to one corner. There is a family shower room adjacent with a large walk-in shower, wash basin and WC, together with two spacious walk-in storage closets/linen cupboards.

There are two outdoor stores adjoining the property, situated by the side entrance with access from the kitchen; one housing the boiler and the other used to store coal and wood. A substantial floored loft space is accessed through a hatch in the hall ceiling that is currently used for storage. Running the full length of the cottage, there may be potential to extend into the roof space (subject to obtaining planning permission) in order to create additional accommodation within a two-storey home.

Garage

A garage with twin garage doors (one being electric) provides space to park two cars, with a spacious workshop area positioned to one end. A gravel driveway lies to the front of the house and provides off-street parking for several cars.

Garden

The gardens surrounding the cottage are a real feature of the property and provide stunning views of the surrounding countryside. Mainly laid to lawn with colourful herbaceous borders interspersed by mature trees and shrubs, there is a gravel pathway surrounding the cottage with various terraces to accommodate a table and chairs for alfresco dining. The perimeter is bounded by a combination of hedging, stone walls and wire fencing, with cast iron double gates at the drive entrance that create a fully secure boundary.



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 postcode for the property is EH26 9LB

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all fixtures and fittings to include white goods.

Entry & Possession

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

Services

The house is served by mains water and electricity, with private drainage and oil-fired central heating.

Local Authority

Midlothian Council, Midlothian House 40-46, Buccleuch Street, Dalkeith, Midlothian EH22 1DN. Tel: 0131 270 7500

Council Tax

Band – G

EPC Rating

Band – E

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.

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:

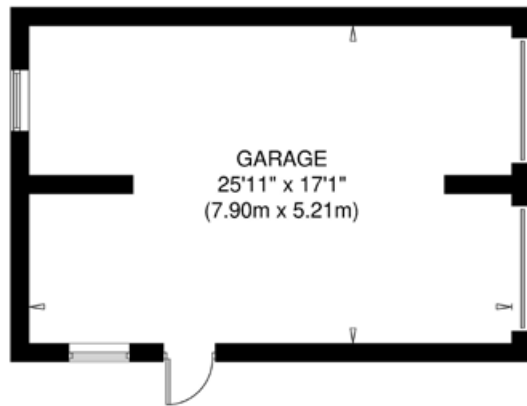
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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

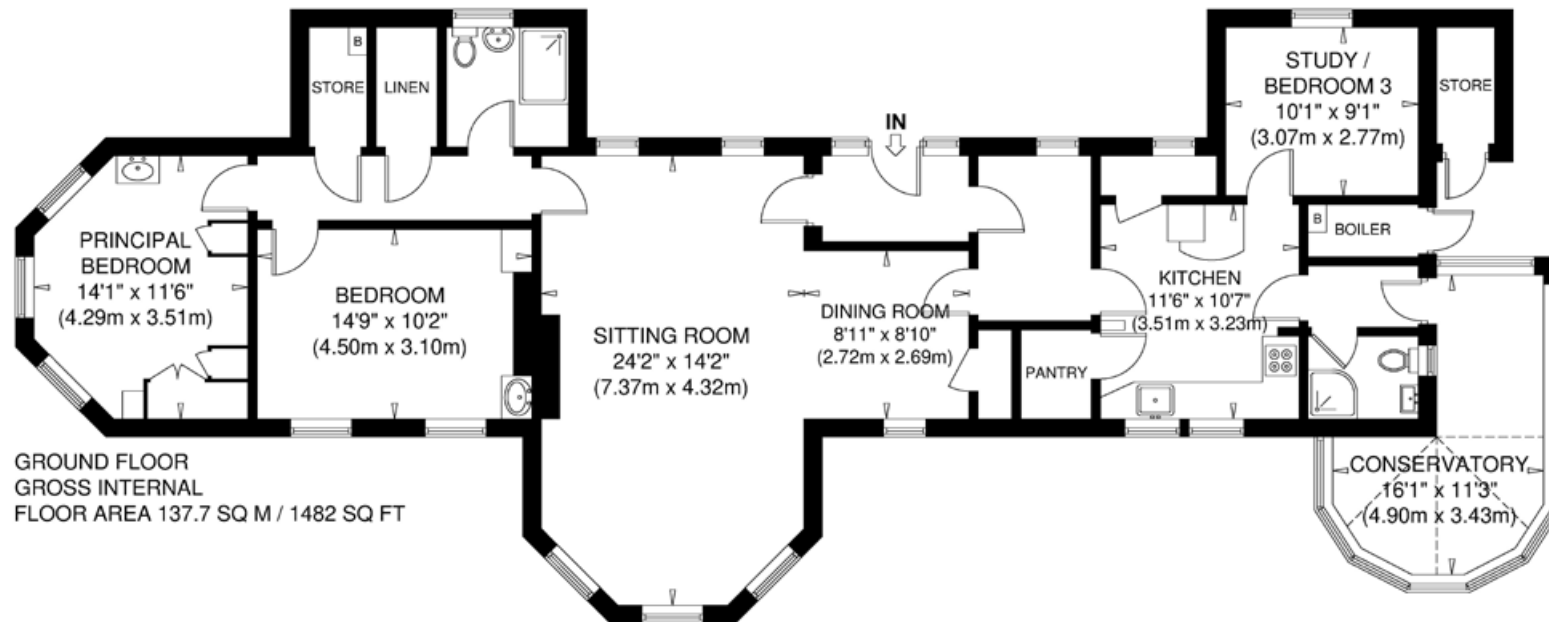
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







GARAGE
GROSS INTERNAL
FLOOR AREA 41.1 SQ M / 442 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 137.7 SQ M / 1482 SQ FT

LOOK ABOUT YE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 137.7 SQ M / 1482 SQ FT
GARAGE AREA = 41.1 SQ M / 442 SQ FT
TOTAL AREA = 178.8 SQ M / 1924 SQ FT

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

Copyright © exposure





RETTIE

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