



7 HOPELANDS ROAD
Silverburn, Midlothian, EH26 9LH.



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A handsome detached 4–5-bedroom family home with spacious accommodation and pastoral views, within close proximity of Penicuik and commuting distance of Edinburgh.

Penicuik 2 miles, Edinburgh 11 miles, Edinburgh Airport 14 miles
(All distances are approximate).

Summary of Accommodation

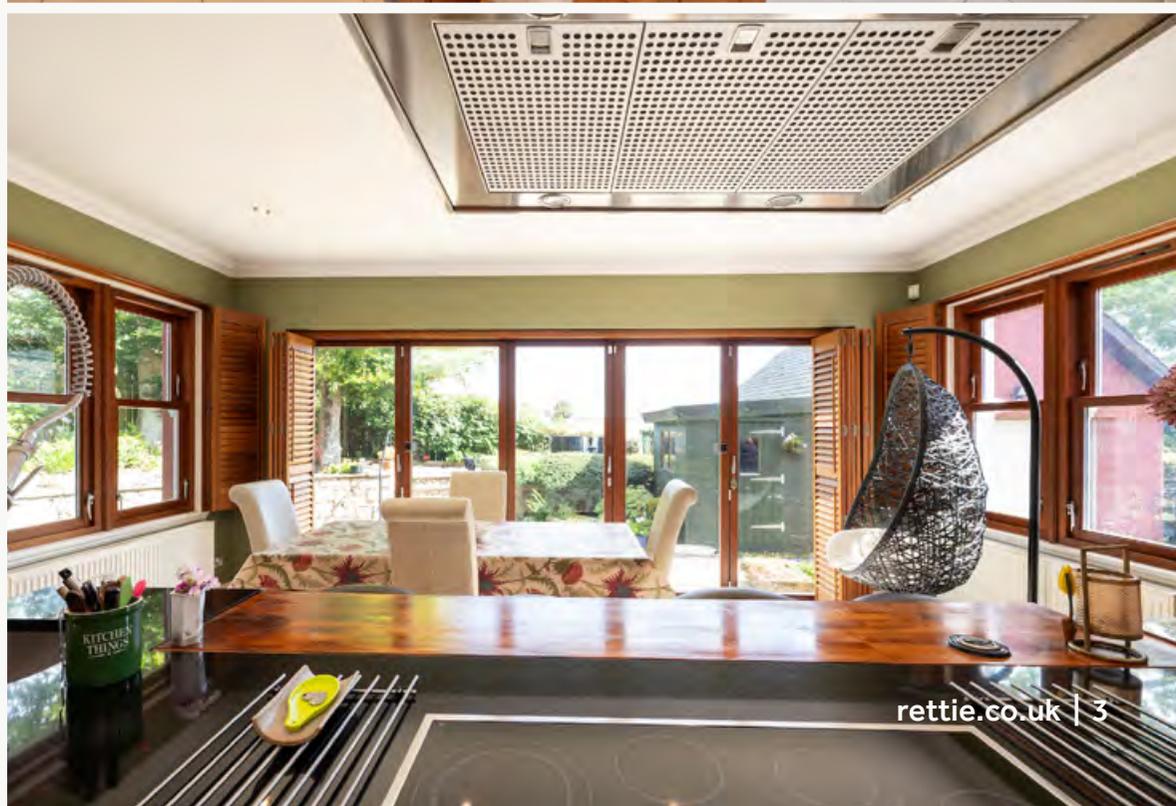
Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Kitchen–Dining Room, Study/Dining Room/Bedroom 5, Utility Room and Cloakroom.

First Floor: Landing, Principal Bedroom with En Suite Shower Room and Dressing Area, Double Bedroom with En Suite Shower, Two Double Bedrooms and a Family Bathroom.

Garden: Gardens wrap around the house, with a lawn to the front of the property and patio and terraced garden to the rear.

Garage: Oversized single car garage

About: 0.14 Acres



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Situation:

Silverburn is a small hamlet that lies to the West of Penicuik nestled within beautiful countryside. It is an ideal location for those wishing to take advantage of the outdoor attractions, such as walks in the adjacent Penicuik Estate which has a new garden cafe, riding at nearby Springfield Farm Stables, local golf courses, the Scottish Ski Centre, Pentland Hills and the mountain bike trails at Glentress Forest. Penicuik which is 2 miles away caters for most daily amenities with a selection of shops, services and leisure facilities and Straiton Retail Park, offering numerous national retailers and a Park & Ride service, is approximately 6 miles away. There is good local schooling at both primary and secondary level, with independent school options within nearby Edinburgh. The city bypass offers excellent road links eastwards to the A1 and thereby East Lothian, Berwickshire and Northumberland and westwards to the M9 and M8 and thereby Glasgow, Stirling and the remaining towns of Central Scotland. Edinburgh's International Airport is also within easy reach via the bypass.

Description:

7 Hopelands Road is approached from a shared road that arrives to a private driveway and parking at the side of the house in front of the single car garage.

The house sits back from the main road and has a partially rendered and stone façade under a slate roof and offers comfortable and versatile accommodation over its two floors and also benefits from double glazing throughout. To the front of the property there is an area of lawn sheltered from the road by a hedge border interspersed with mature shrubs.

A paved path arrives to the front door which opens to a welcoming entrance vestibule and spacious entrance hall giving access to the principal rooms on the ground floor. The sitting room has a dual aspect with log burning stove set into a stone fireplace with wooden mantel above, with double doors that open to the rear garden.

The kitchen/dining room has a range of wall and base mounted units with a central island with breakfast bar, with four ring induction hob and extractor above and an integrated sink. Appliances include: an oven with separate grill above and Siemens microwave, built-in Zanussi coffee machine, integrated fridge and freezer. Space for dining table that overlooks the garden, with bi-folding doors that open out to the garden. From the kitchen a door opens to the utility room which is plumbed for a washer/dryer, and separate fridge, integrated shelving unit with basin and a cupboard housing the oil boiler, with a back door that opens to the rear of the house and driveway.

Returning to the entrance hall gives access to a study/dining room/bedroom 5 overlooking the front drive and side, a coat cupboard with further cupboard housing hot water cylinder and an under stairs cupboard off the entrance hall. Completing the accommodation on the ground floor is a cloakroom with WC and basin.

Stairs ascend to the first-floor landing, giving access to the principal bedroom with en suite shower room, double bedroom with en suite shower room, two further double bedrooms and a family bathroom. The principal bedroom has views over open farmland and the rear garden below, with extensive built-in wardrobes providing hanging and shelving and an en suite shower room with walk-in shower cubicle, WC and wash hand basin. The adjacent double bedroom has views over front driveway and garden and an en suite shower room with walk-in shower cubicle, WC and wash hand basin. Across the landing sit two further double bedrooms both with built-in wardrobes and are serviced by the main family bathroom which has tiled open shower/wet room with drencher showerhead, a stunning terracotta coloured claw foot enamel bath with separate hand held shower attachment, basin with vanity storage, and a WC. Off the landing there is access to a loft via Ramsay ladder which is partially floored.





Garden:

The property has gardens that wrap around the house, with the front protected by a hedge border and is predominantly laid to lawn. To the rear of the property is a private garden which terraced with steps that lead up to the top of the garden where there is space for outdoor seating, with lovely rural views. The garden is interspersed with specimen trees, mature shrubs and a flower bed containing mature plants and shrubs. There is a partly concealed oil tank and a garden shed.

Garage:

An oversized single car garage with manual door, which has electricity, and is fitted with 12 solar panels on the south facing roof.

GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings

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

Services

Mains electricity, drainage, and water, with an oil fired boiler providing central heating. 12 Solar Panels are fitted to the south facing roof of the detached garage.

Viewing

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

Satellite Navigation

For the benefit of those with satellite navigation the postcode for the property is EH26 9LH

EPC – Band C

Local Authority

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

Council Tax – Band G

Entry and Vacant Possession

Entry and vacant possession will be by mutual agreement.

Home Report:

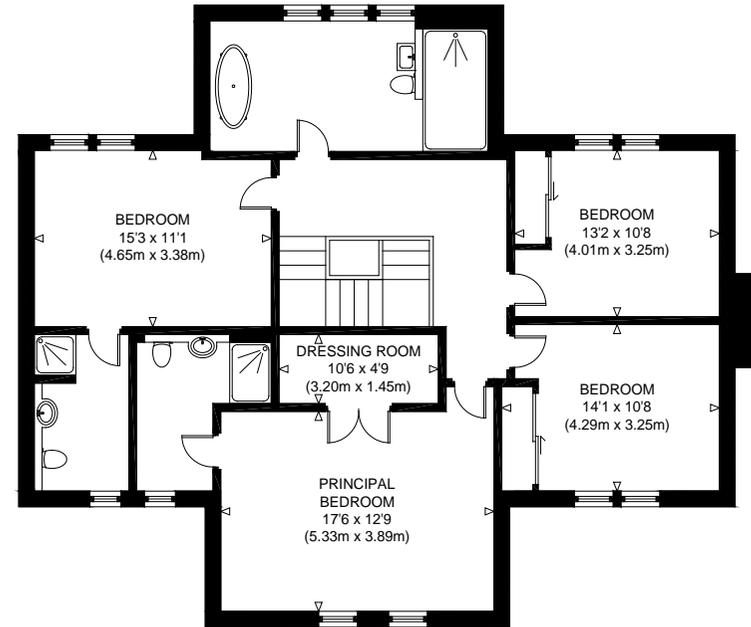
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic 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.



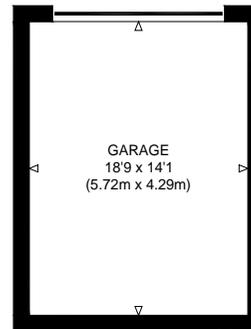


Plan produced for Rettie & Co. in accordance with RICS International Property Measurement Standards.
 All plans are for illustration purposes and should not be relied upon as statement of fact.
 Please note areas within curved and angled walls are approximated.

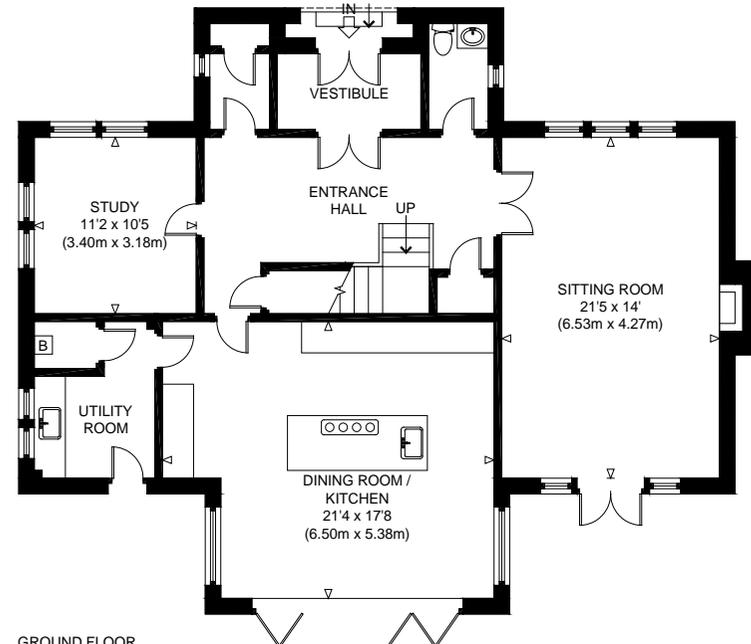
HOPELANDS ROAD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2445 SQ FT / 227.2 SQ M
 EXTERNAL GARAGE AREA 264 SQ FT / 24.5 SQ M
 TOTAL COMBINED FLOOR AREA 2709 SQ FT / 251.7 SQ M
 All measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 1241 SQ FT / 115.3 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 264 SQ FT / 24.5 SQ M



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1204 SQ FT / 111.9 SQ M

RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
 Edinburgh
 EH3 6DH



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.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie 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.

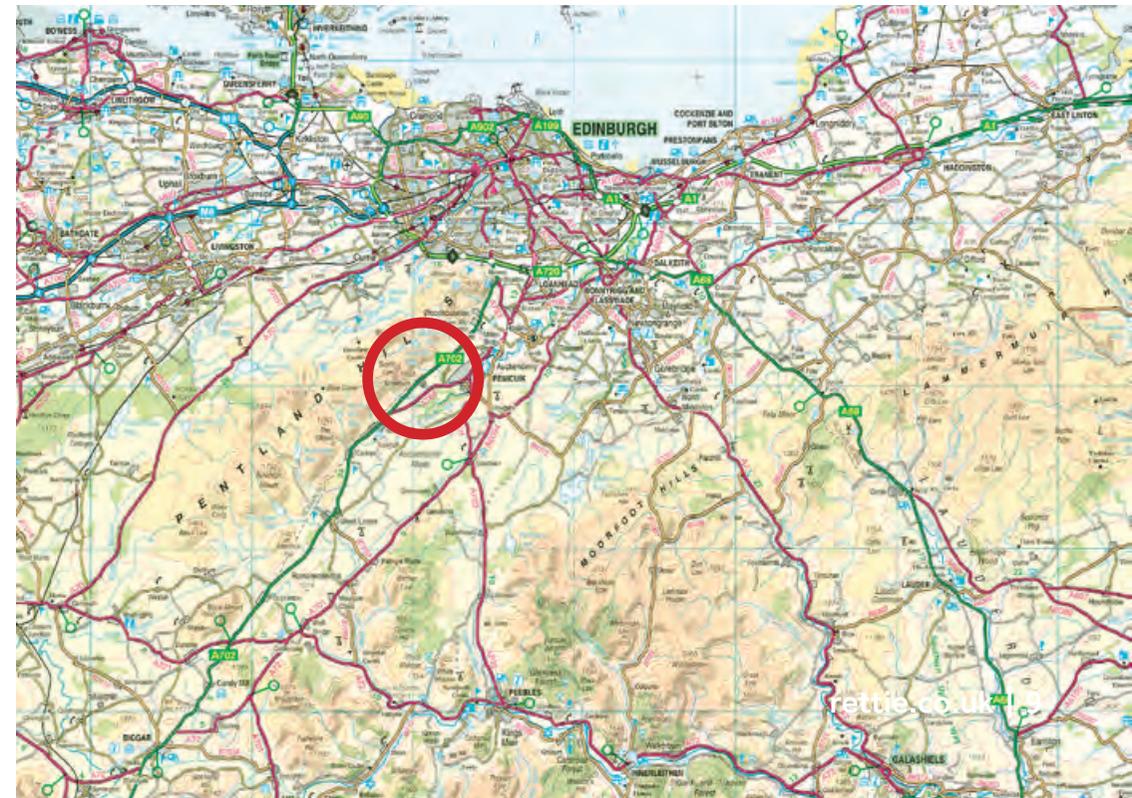
Servitude Rights, Burdens & Wayleaves:

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:

Rettie, 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.
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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.









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.

RETTIE

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