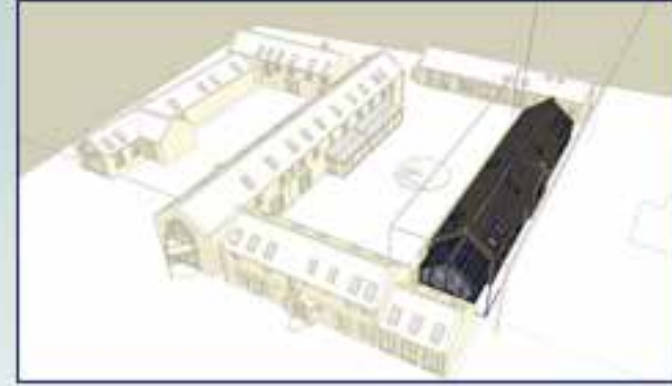




BARN 1, KINGSWOOD

Leadburn, Scottish Borders, EH46 7BW



Steading 1

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Leadburn, Scottish Borders, EH46 7BW

An exciting opportunity to purchase a fully serviced plot measuring approximately 0.26 Acres, with full planning permission to convert a former steading into a 3-bedroom home, situated in stunning rural surroundings, yet still within commuting distance of Edinburgh.

Penicuik 5.4 miles, West Linton 10 miles, Peebles 10 miles,
Edinburgh 14.6 miles, Edinburgh Airport 18.9 miles
(All distances are approximate).

Proposed Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Open Plan Kitchen-Dining-Sitting Room, Utility Room, Principal Bedroom with En Suite Shower Room, Two further Double Bedrooms, a Bathroom and Two Hall Cupboards.

Garden: A garden plot.

Parking: Two parking spaces.

Garage: Planning consent for a garage

About: 0.26 Acres



Situation:

Leadburn is a small, well-connected village set in the rolling countryside of the Scottish Borders, offering a peaceful rural lifestyle with easy access to everyday amenities. While the village itself is quiet and community-focused, a wider range of shops, cafés, supermarkets and leisure facilities can be found in nearby Penicuik, West Linton and Peebles. Outdoor enthusiasts are well catered for, with scenic walking and cycling routes, open countryside and local equestrian facilities all close at hand, as well as easy access to the Pentland Hills and Tweed Valley. Schooling options are available within the surrounding area, with reputable primary and secondary schools in nearby towns and convenient transport links for further education in Edinburgh and the central belt. This combination of countryside living, outdoor activities and accessible amenities makes Leadburn an appealing location for families and commuters alike.

General Description:

This proposed steading conversion offers a rare opportunity to create a stunning contemporary home, thoughtfully designed to blend characterful rural charm with modern living. Set within approximately 0.26 acres, the property promises generous internal accommodation alongside attractive outdoor space, ideal for families, professionals, or those seeking a peaceful countryside retreat.

The conversion presents an opportunity to retain the inherent charm and character of a traditional steading while incorporating modern finishes, energy-efficient systems, and high-quality materials. Large openings and thoughtful orientation will maximise natural light and views, creating a bright and inviting living environment.

This proposed steading conversion combines rural character, contemporary design, and flexible living space to create a truly special home. With generous accommodation, attractive grounds, and the opportunity to personalise finishes, it represents an exciting prospect for those looking to create a unique and stylish residence.

Key Features:

- Proposed 3-bedroom steading conversion
- Spacious open plan living area
- Principal bedroom with en suite
- Two additional double bedrooms
- Utility room and ample storage
- Plot extending to approximately 0.26 acres
- Opportunity to customise design and finishes

Garden:

The plot for the house and garden will measure approximately 0.27 acres.

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 EH46 7BW.

What 3 Words

///drop.goggles.treetop

Planning Ref: Consent 05/02215/FUL for 8 houses with amendment to add additional 2.

Warrant Ref: 20/00437

Residents Association Fee

Maintenance of Septic Tank, Private Water Supply and Road Maintenance Costs - £50/month.

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

Private Water Supply, Air Source Heat Pump, and Drainage to Septic Tank and Reed Bed.

Local Authority

Scottish Borders Council, Council Headquarters, Newtown St. Boswells, Melrose, TD6 0SA - Phone 01835 824000.

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.

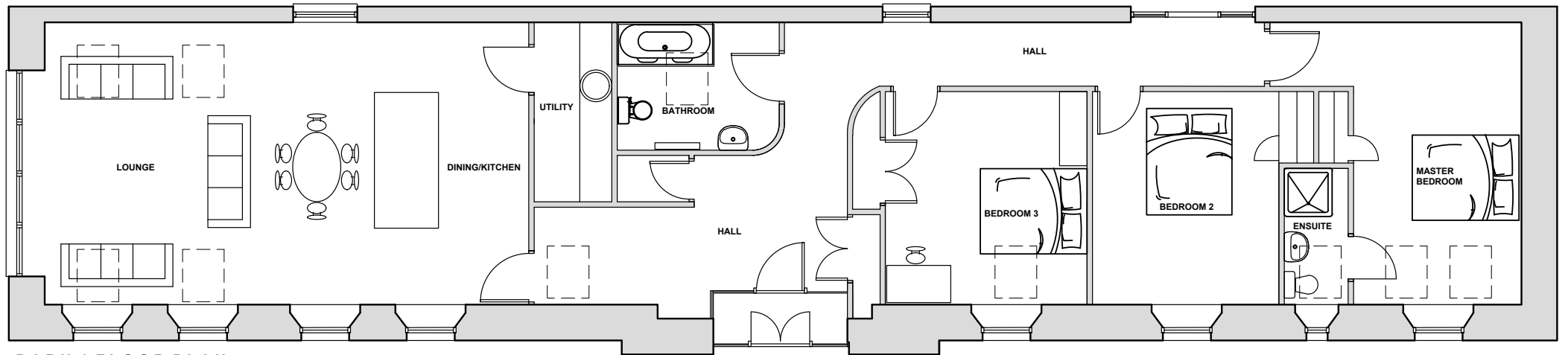
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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.





BARN 1 FLOOR PLAN.



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 tasted 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

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