



## BEECH COTTAGE

*Kingswood, Leadburn, EH46 7BW*



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**A handsome end of terrace 4-bedroom steading conversion, with far reaching views over surrounding farmland, with generous reception space internally and a large garden, 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).

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### Accommodation:

**Ground Floor:** Entrance Vestibule, Sitting Room, Kitchen-Dining Room, Shower Room and Utility Room.

**First Floor:** Landing, Principal Bedroom with En Suite Shower Room and Balcony, Two Double Bedrooms, Single Bedroom and Bathroom.

**Garden:** A generous garden, which is predominantly laid to lawn.

**About:** 0.10 Acres



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### Situation:

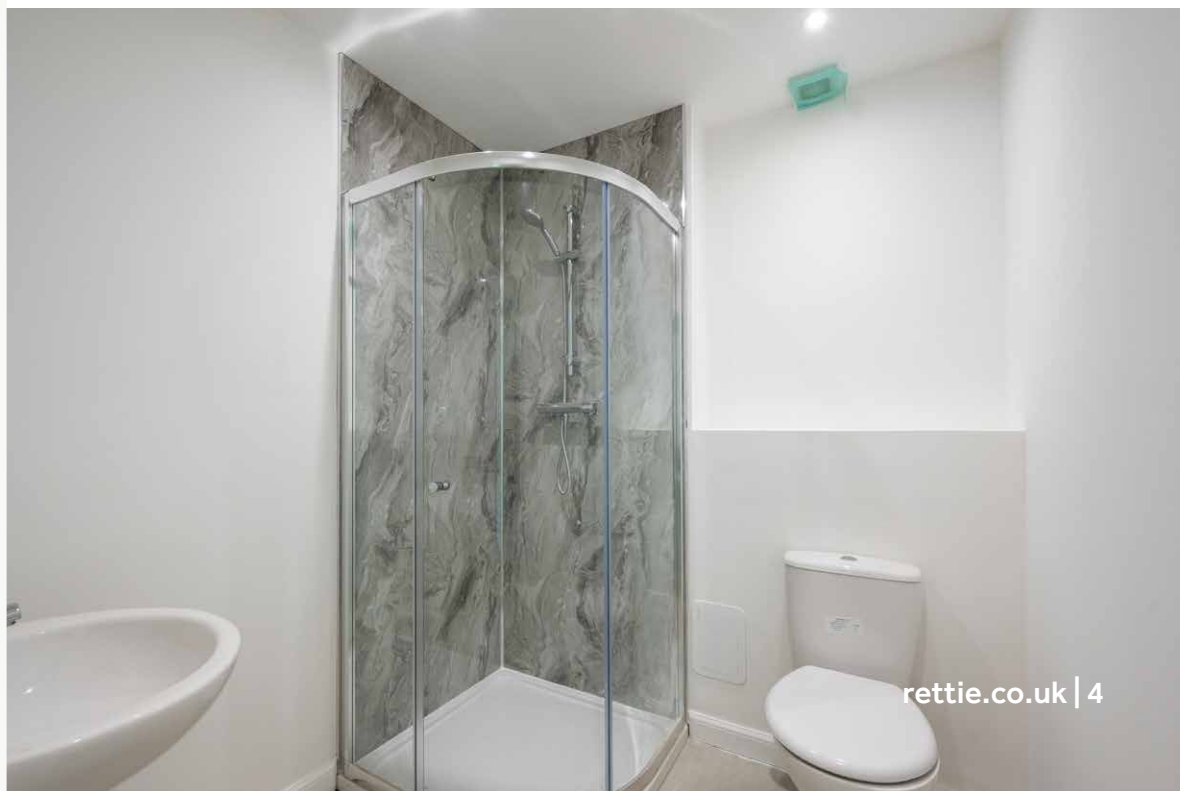
Leadburn is a small, well-connected village set in the rolling countryside of the Scottish Borders, offering a peaceful rural lifestyle with easy access to everyday amenities. While the village itself is quiet and community-focused, a wider range of shops, cafés, supermarkets and leisure facilities can 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:

Beech Cottage is approached via a shared road, arriving to a parking area at the side of the house for two cars. A paved path leads to the front door which opens to a welcoming entrance vestibule, giving access to the principal rooms on the ground floor.

The sitting room is a generous size and is bathed in natural light from the large window/double doors that open out to a front patio, which makes the most of the stunning views over surrounding farmland. At the opposite side of the house sits an impressive open plan kitchen – dining room, the kitchen features a range of wall and base mounted units with a basin and modern appliances which include an integrated dishwasher, oven and induction hob with extractor fan above. The dining area has space for a dining table and chairs and is bathed in natural light from the large feature window with sliding door that opens to the rear garden. From the kitchen a door opens to a utility room which has a range of wall and base mounted units, with basin and space for a washing machine. Completing the accommodation on the ground floor is a shower room with walk in shower cubicle, wc and a wash hand basin.

From the entrance hall, stairs ascend to the first floor landing giving access to the principal bedroom with en suite shower room, two double bedrooms, a single bedroom and a bathroom. The principal bedroom is a generous size with stunning views out over the private balcony over surrounding farmland, with extensive built in wardrobes and an en suite shower room, with walk in shower cubicle, wc and a wash hand basin. The adjacent room is a single bedroom/study with two further double bedrooms accessed at the end of the landing, both of which have built in cupboards and are served by the bathroom, which has a bath, wc and wash hand basin.



### Garden:

The garden is a generous size and is predominantly laid to lawn with a partially fenced perimeter, offering the perfect blank canvass for an incoming purchaser to make their own.

### 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.

#### 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.

#### Council Tax

Band - E

#### EPC

Band - B

#### Warrant

22/00693

#### 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

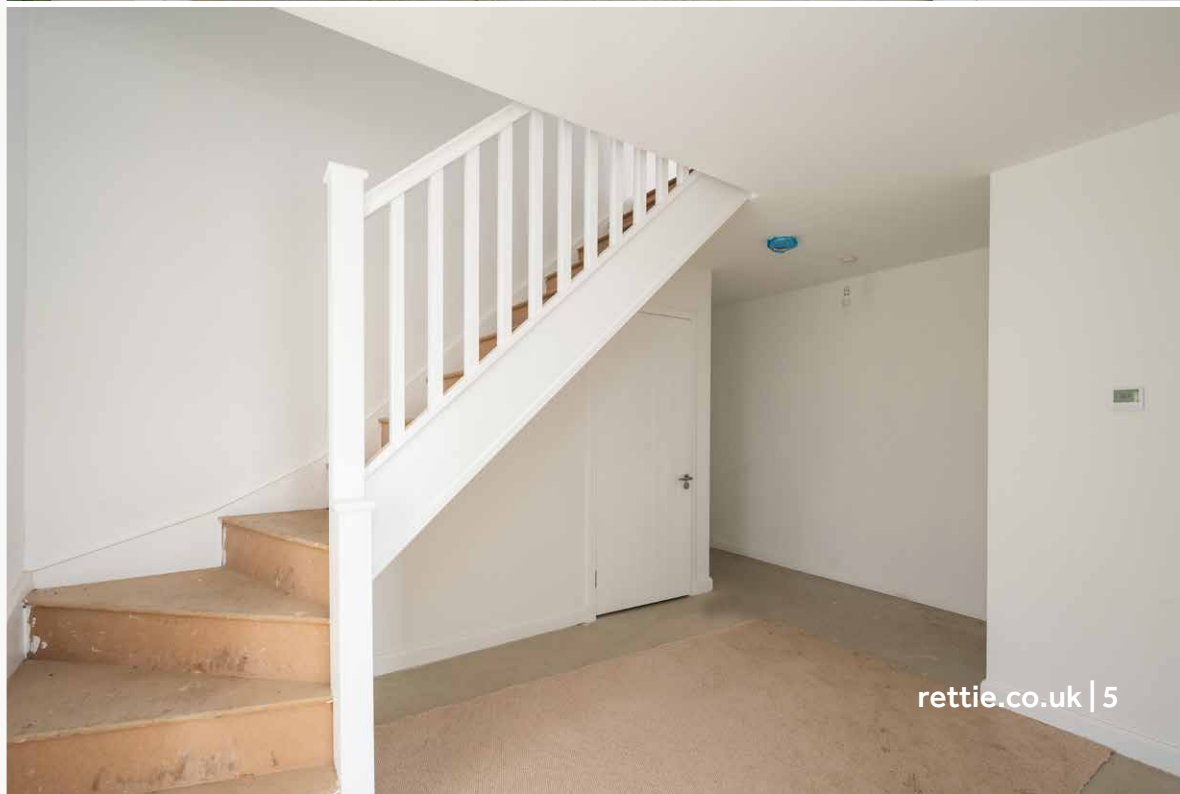
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

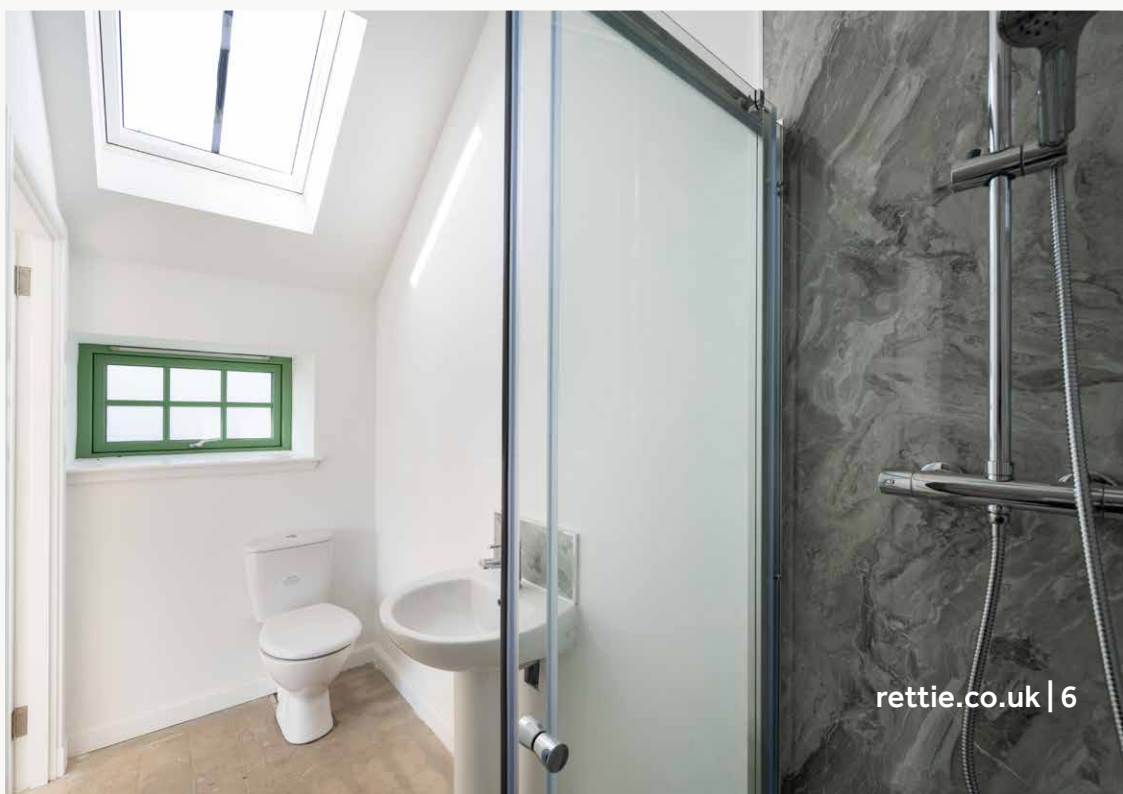
#### Particulars and Plans

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.

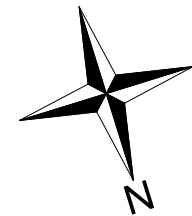
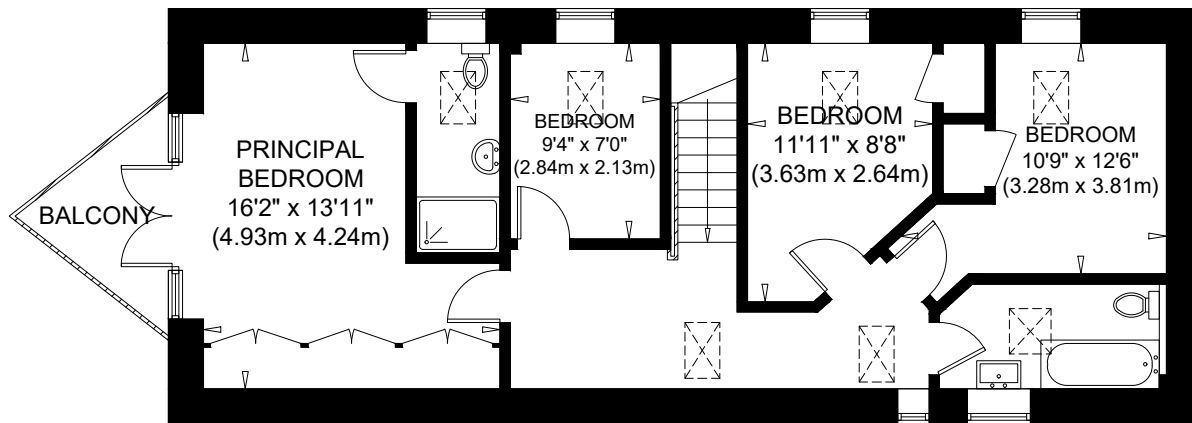
#### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

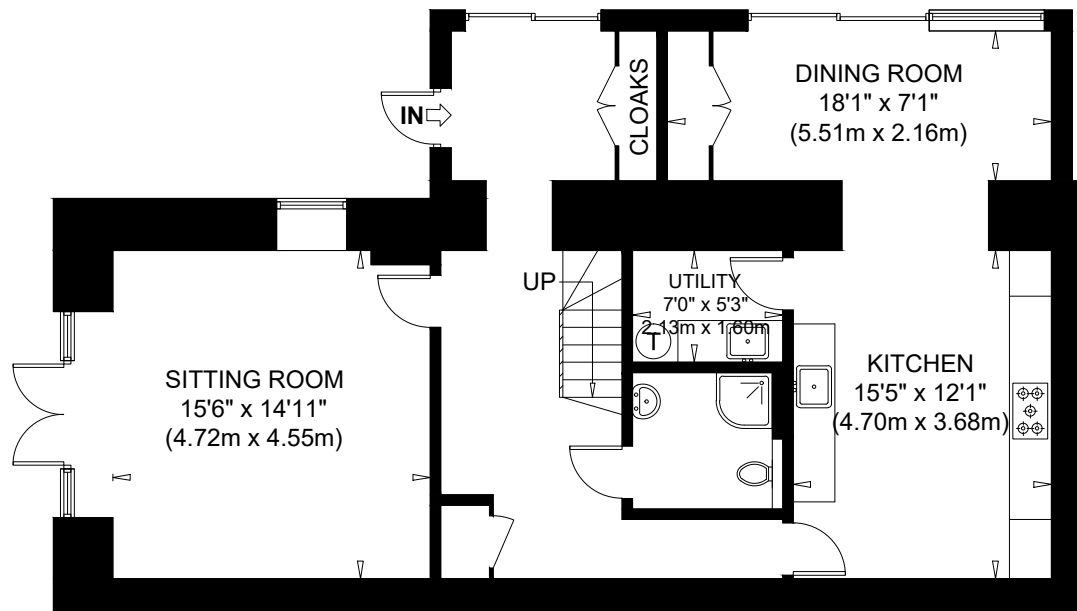








FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 69.2 SQ M / 744 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 91.9 SQ M / 989 SQ FT

BEECH COTTAGE  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 161.1 SQ M / 1733 SQ FT

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

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In addition, our social media platforms are facebook.com – RettieTownandCountry; 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.





RETTIE

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