



WILLOW COTTAGE

Kingswood, Leadburn, EH46 7BW



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A charming 3-bedroom steading conversion, situated within a breathtaking countryside setting, 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).

Accommodation:

Ground Floor: Entrance Hall, Sitting Room, Open Plan Kitchen-Dining Room, Shower Room, Utility and Storage Cupboard.

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

Garden: Two areas of garden with south and west facing aspects, predominantly laid to lawn with a paved patio area. Approx 0.14 acres.

Garage: (There is planning permission for a garage).



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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:

Willow Cottage is approached via a private road arriving to private parking at the side of the property, with a paved path leading to the front door. The house occupies an end-of-terrace position within an appealing steading conversion, featuring a handsome stone façade beneath a traditional pantile roof. The property benefits from double glazing throughout and underfloor heating to both the ground and first floors.

A glazed front door opens into a welcoming entrance hall, which provides access to the principal ground floor accommodation. The generously proportioned sitting room enjoys double doors opening onto a partially paved patio area, creating a seamless connection between indoor and outdoor living. An inner hall leads to the kitchen/breakfast room, which is fitted with a range of wall and base units incorporating a sink. Integrated appliances include a dishwasher, oven, four-ring induction hob, fridge and freezer, with double doors opening directly onto the rear garden.

Also on the ground floor is a shower room with walk-in shower cubicle, WC and wash hand basin, together with a useful storage cupboard. A separate utility room provides space for a washing machine and tumble dryer, along with a sink and additional storage cupboards.

Stairs rise to the first floor, where the principal bedroom enjoys a private balcony, built-in wardrobes and an en suite shower room with walk-in shower, WC and wash hand basin, as well as a cupboard housing the hot water tank. There are two further double bedrooms, both with built-in cupboards, and a family bathroom fitted with a bath, WC and wash hand basin.

Garden:

The property comprises a side and rear garden with south and west facing aspects. The side garden has partial fencing and is planted with specimen trees to offer privacy from the road, with a paved patio area directly outside of the sitting room. The rear garden is predominantly laid to lawn and has partial fencing.

Garage:

There is planning approved for a garage.



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

///city.whistling.vase

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 Soak Away.

Local Authority

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

Council Tax

Band TBC

EPC Rating

Band B

Warrant

22/00693

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.

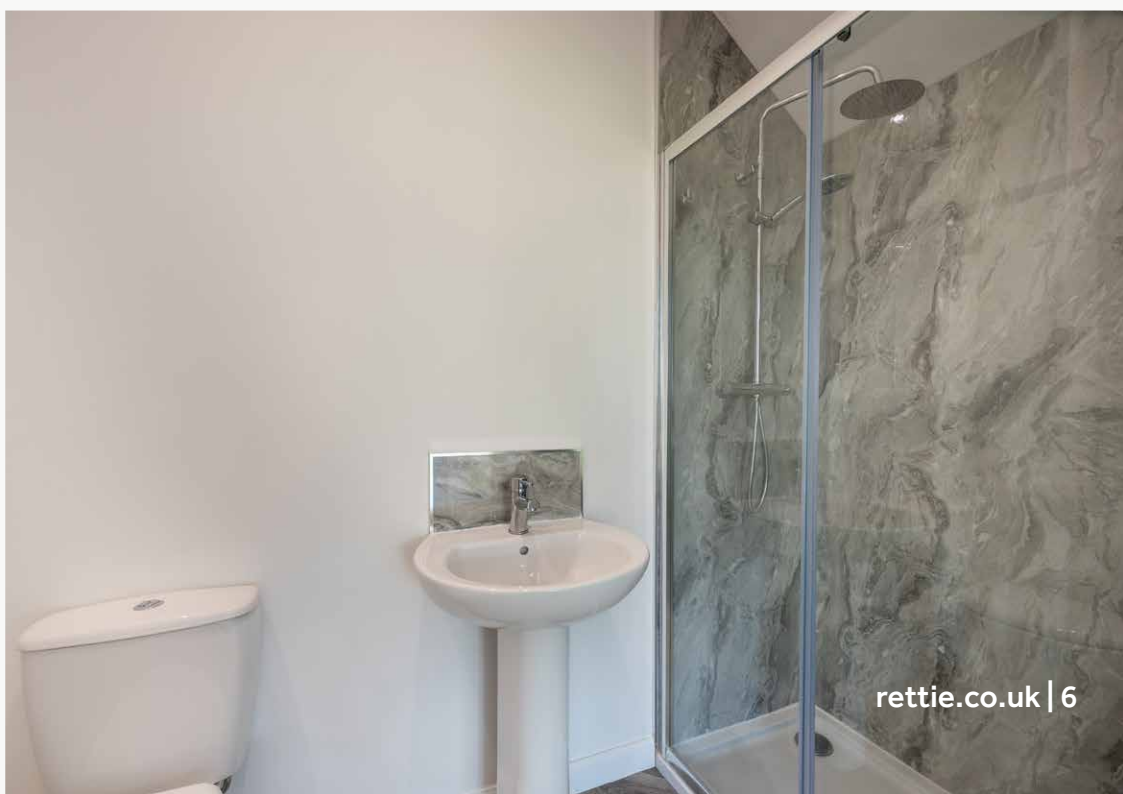
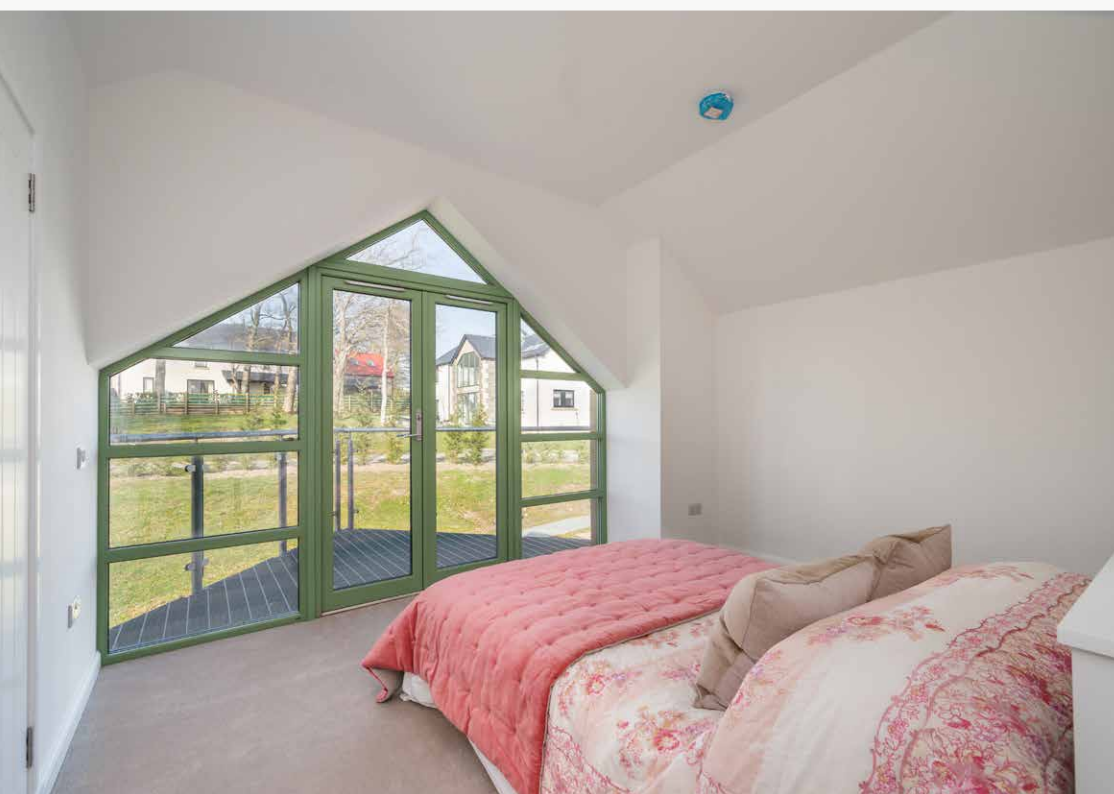
Particulars and Plans

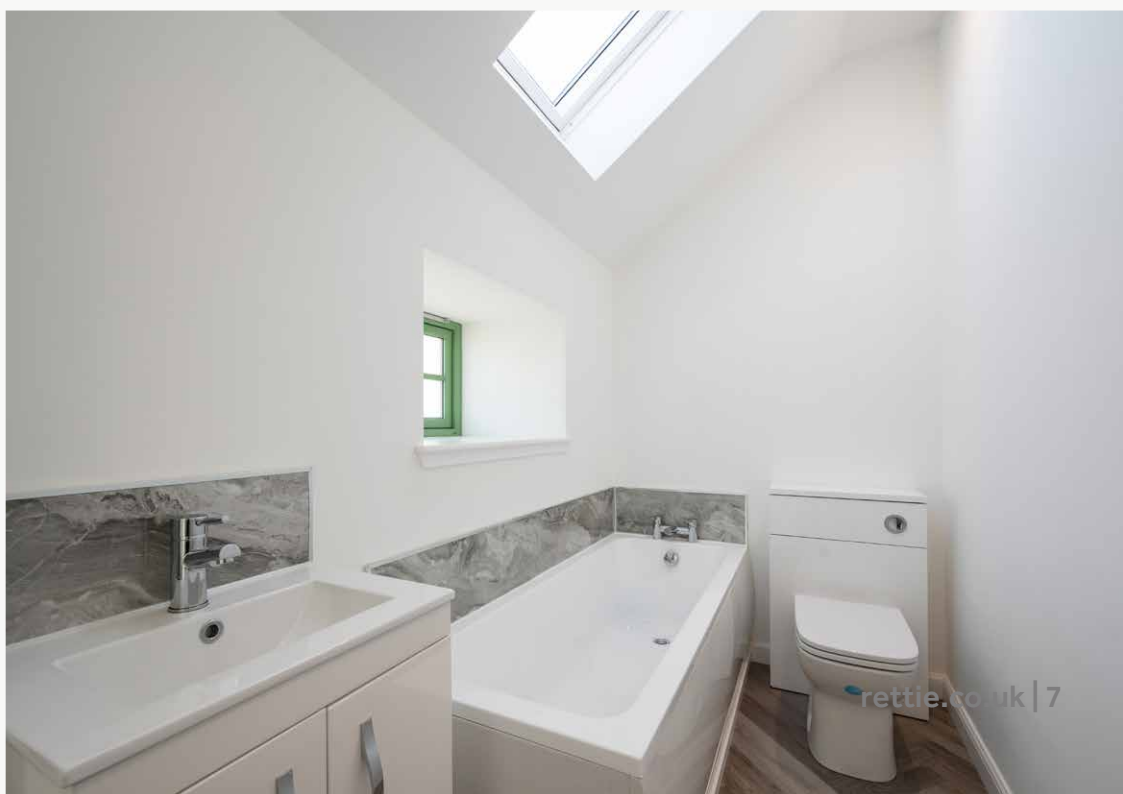
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

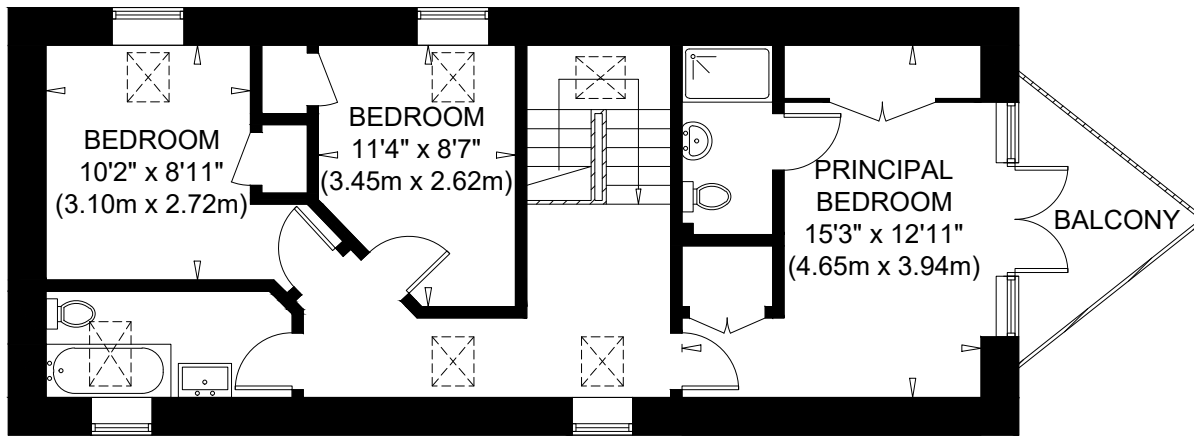
Websites and Social Media

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.

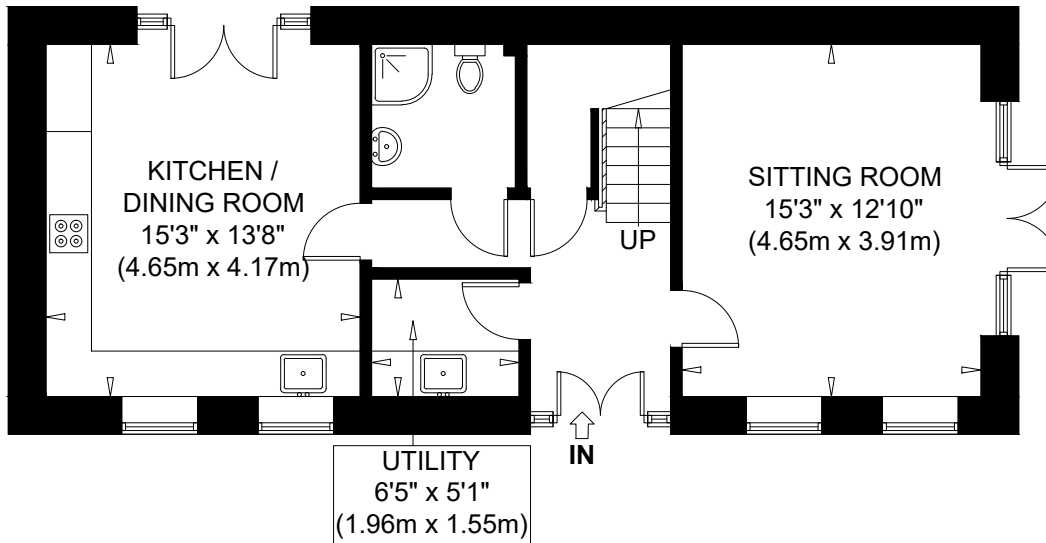








FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 58 SQ M / 624 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 58.9 SQ M / 633 SQ FT

WILLOW COTTAGE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 116.9 SQ M / 1257 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.

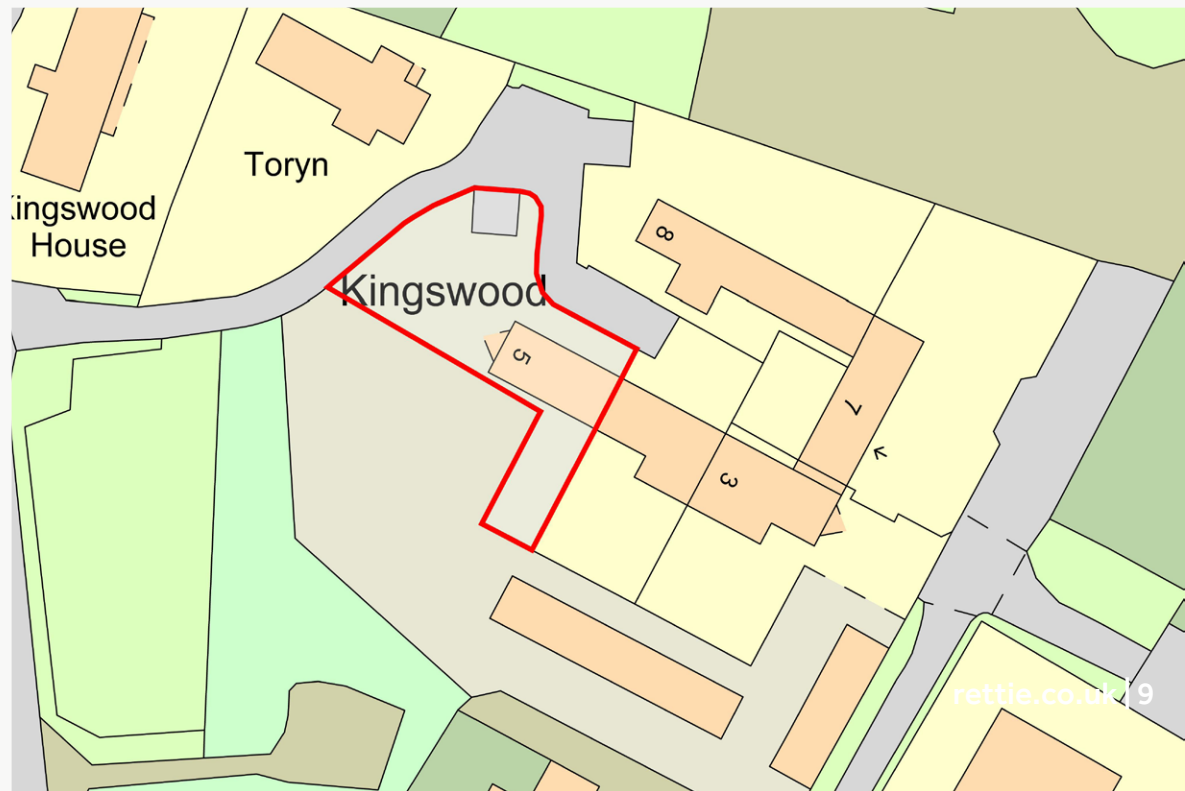
Misrepresentations

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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