



BELWOOD BARNs

Penicuik, Midlothian, EH26 ONW



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A charming and beautifully maintained three-bedroom home, boasting superb front and rear gardens, a generously sized driveway, and a garage. Ideally located within easy reach of a wide range of amenities in nearby Penicuik and Straiton Retail Park, the property is also only a short commute to Edinburgh, making it perfect for city access.

Penicuik 2 miles, Straiton Retail Park 4.1 miles, Edinburgh 9.5 miles, Edinburgh Airport 12.5 miles (All distances are approximate)



Summary of Accommodation

Ground Floor: Entrance Hall, Kitchen-Dining Room, Pantry, Storage Cupboard, Sitting Room, Bathroom, Boiler/Storage Cupboard, Bedroom, Shower Room, Two Further Double Bedrooms.

Garden: Private front and rear garden, large rear lawn area complete with vegetable patches, a greenhouse, and mature trees and shrubbery.

Garage & Driveway: Large paved driveway and single garage with electricity supply.



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Situation:

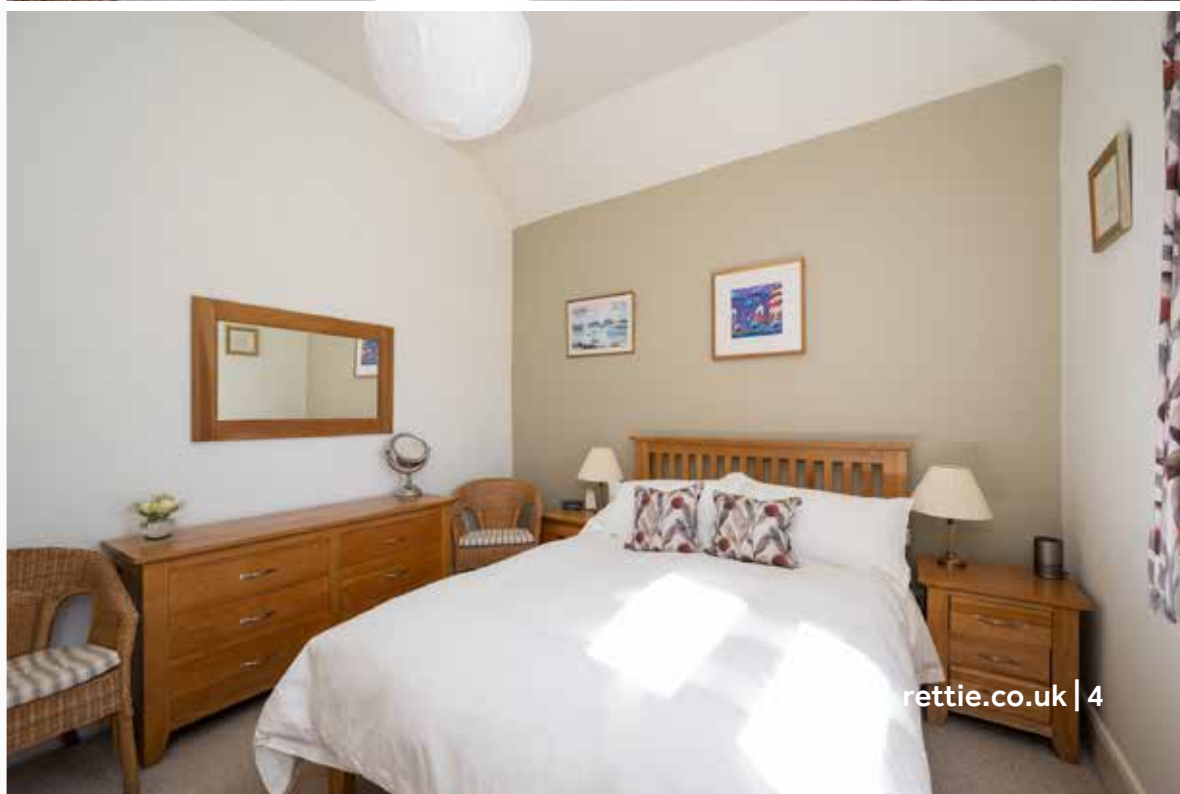
Belwood Barns enjoys an ideal semi-rural setting, just 2 miles from Penicuik and within easy commuting distance of Edinburgh city centre which is only a half hour drive away. This is an ideal location for those wishing to take advantage of the nearby outdoor attractions in this area, such as walks in the Pentland Hills, local golf courses, and the Midlothian Ski Centre. There is also the local schooling in the area, including Beeslack High School and Mauricewood Primary School, while both the private and state schools of Edinburgh are also within easy reach. Penicuik caters for most daily requirements with a selection of shops, services and leisure facilities. Straiton Retail Park is only a short drive away, which includes a Marks & Spencer, Boots, a Park & Ride service, and plenty more retail, café and restaurant options. Edinburgh Airport is within easy reach via the City Bypass, with local transport links also available.

General Description:

Belwood Barns is nestled in a peaceful setting, privately enclosed and surrounded by front and rear gardens boasting mature shrubbery and trees that create a sense of seclusion and charm to the property. You enter via the large, paved driveway, providing ample parking which leads you to the main door entrance. Entering via a bright and welcoming hallway, this leads you through to the open-plan kitchen-dining and living space.

This impressive open-plan room is flooded with natural light and enjoys lovely open views out to the garden, creating a bright and airy hub of the home. The kitchen is well-equipped with an integrated range cooker with gas hob and 2 electric ovens, extractor hood, fridge-freezer and dishwasher, complemented by a walk-in pantry cupboard and a further utility cupboard for additional storage and convenience. There is ample space for both dining and relaxing, with the living area centred around a contemporary wood-burning stove, adding warmth and character.

The separate living room is generously sized and equally bright, featuring a floor-to-ceiling window that enjoys a delightful outlook to the garden. A second wood-burning stove provides a cosy focal point, making this an ideal space to unwind. This room can be accessed via the rear hallway from the kitchen, as well as through the front hallway, offering flexible, dual access.



The accommodation further comprises of three well-proportioned bedrooms, two of which are spacious doubles positioned to the rear, both benefiting from built-in double wardrobes with additional overhead storage. A three-piece, partially tiled family bathroom includes an over-bath electric shower, while a separate shower room, served by the gas boiler, adds further practicality. There is also a walk-in boiler cupboard off the hallway, providing useful further storage space.

Additionally, the property has solar panels installed since 2011, along with double glazing throughout and gas central heating.

Garden:

Externally, the property enjoys an exceptional outdoor space that has been lovingly maintained. It features a generous rear lawn, complete with both a patio area and well-stocked vegetable patches producing homegrown fruit and vegetables. In addition to the further lawn area, driveway and garage to the front, there is a greenhouse for keen gardeners to enjoy. Both ends of the garden are enhanced by a variety of mature plants, shrubs and trees, creating an attractive and tranquil setting.

Garage:

The detached garage situated to the front upon entering the property's driveway sits beneath a slate roof, and benefits from manual doors and electricity. It can of course house a car or provides excellent ample storage space.

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 EH26 ONW.

What3words

///split.farmer.delighted

<https://w3w.co/split.farmer.delighted>

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

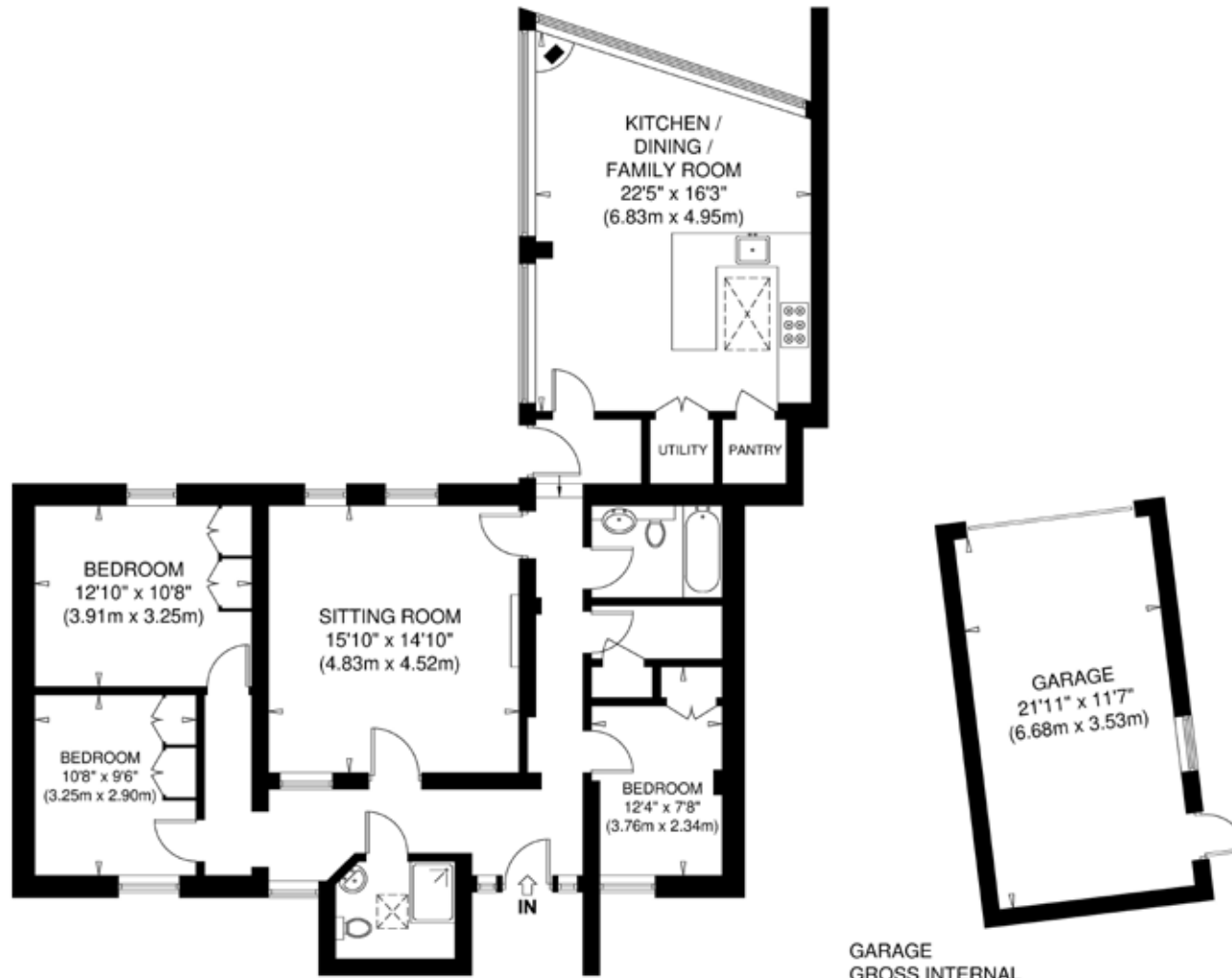
Mains water, drainage, electricity, gas & solar panels.

Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith, EH22 1DN – 0131 270 7500







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 122.5 SQ M / 1318 SQ FT

GARAGE
 GROSS INTERNAL
 FLOOR AREA 23.8 SQ M / 256 SQ FT
 (Not Shown In Actual Location / Orientation)

BELLWOOD BARN
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA = 122.5 SQ M / 1318 SQ FT
 GARAGE = 23.8 SQ M / 256 SQ FT
 TOTAL = 146.3 SQ M / 1574 SQ FT

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

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Council Tax

Band F

EPC Rating

Band

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.

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.





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