



## 21 BIGGAR ROAD

*Silverburn, Penicuik, Midlothian EH26 9LQ*



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**A charming 3-bedroom terraced cottage in the pretty hamlet of Silverburn, with a lovely south facing rear garden to include a double garage and garden studio, alongside far-reaching views of the stunning surrounding countryside.**

Penicuik 2 miles, Straiton 7 miles, Edinburgh City Centre 10 miles, Edinburgh Airport 14 miles (all distances are approximate)

### Summary of Accommodation

**Ground Floor:** Entrance Vestibule, Dining Room, Sitting Room, Sunroom, Dining Kitchen and Family Bathroom

**First Floor:** Landing, Principal Bedroom, Two Further Double Bedrooms and a Family Shower Room

**Garage:** Detached double garage supplied with electricity and with a mechanics pit

**Garden:** Pretty south facing rear garden with a patio terrace, colourful herbaceous borders, mature trees and a feature pond

**Garden Studio:** Detached pitched roof garden studio supplied with electricity

**About 0.13 acres**



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### Situation

21 Biggar Road resides within the small rural hamlet of Silverburn, only 5 miles south of the Edinburgh City Bypass and just two miles from the historic town of Penicuik. Situated on the southern fringe of the Pentland Hills, Silverburn offers scenic views and includes a village hall with a well-established community garden as well as a wildflower trail open to visitors.

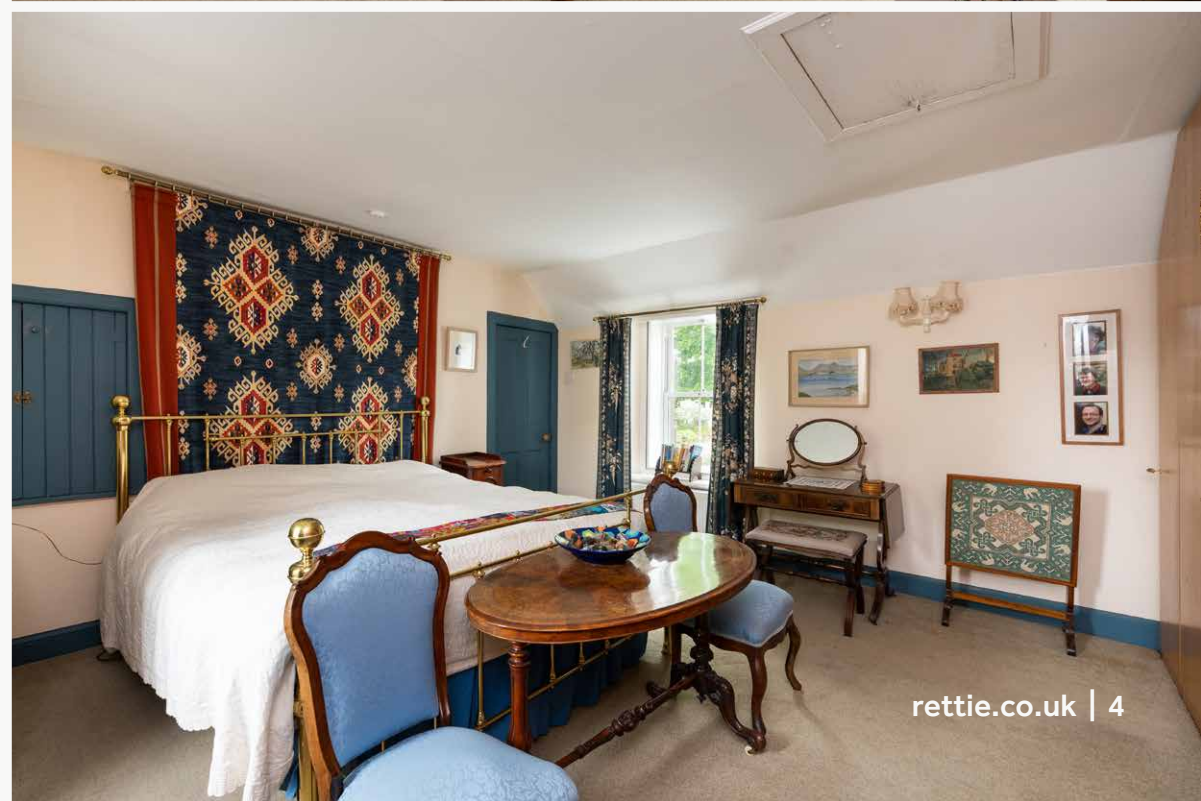
Penicuik itself caters for most daily amenities with a selection of shops, services and leisure facilities, alongside Straiton Retail Park offering a number of national retailers. There are several local primary and high schools in the area with further private schooling available in Edinburgh.

There are a number of sporting and leisure facilities throughout the district with excellent walking and hiking in the Pentland Hills, a variety of local golf courses, the Scottish ski centre at Hillend, as well as the superb mountain bike trails at Glentress Forest.

Edinburgh City Centre is approximately 10 miles north of Silverburn and within easy commuting distance by car, with a regular bus service operating from Silverburn to Edinburgh. The Straiton Park & Ride service is approximately 7 miles away and offers free parking and easy access into the city.

### Description

21 Biggar Road is a charming 3-bedroom terraced cottage that is thought to date from the early part of the 19th century. Although the property would now benefit from a degree of modernisation, the cottage offers picturesque period allure alongside spectacular views towards the Pentland Hills, with a later extension that now encompasses a beautifully bright sunroom overlooking a well maintained south facing rear garden. In addition, a sizeable rear double garage with shared drive access provides off road parking, and the adjacent garden studio could be utilised as a summer house or as a home office.



The property, benefitting from double glazing throughout, can be entered through a front door from the curb side as well as a rear door via a garden path leading from the garage. The ground floor includes a large hallway that has been utilised as a dining room with a useful under stairs store cupboard, whilst adjacent is the sitting room with a central fireplace that encompasses a multi-fuel burning stove. Double doors lead from the sitting room into the later extended part of the cottage which has created a spacious sunroom with a fantastic bay window overlooking the garden that benefits from integrated storage beneath the window seat. A further door leads back into the dining kitchen which has a range of wall and floor mounted units together with a two-oven gas AGA, dishwasher and fridge freezer. A utility room resides off the kitchen with further wall and floor mounted units together with a washing machine and a pantry cupboard. A secondary door then leads back through from the kitchen to the dining hall and a family bathroom with a shower over bath, wash basin and WC then completes the accommodation on the ground floor.

Ascending the stairs to the first-floor landing, with built in window seat storage and cupboards, the principal bedroom benefits from dual aspect windows, showcasing lovely views over the Pentland Hills as well as the rear garden. There is a wall of integrated wardrobes alongside a quaint integrated cupboard, with access to a floored loft through a ceiling hatch that benefits from windows within the roof and electricity. There are two further double bedrooms, both with integrated store cupboards, alongside a family shower room with a shower, wash basin and WC.

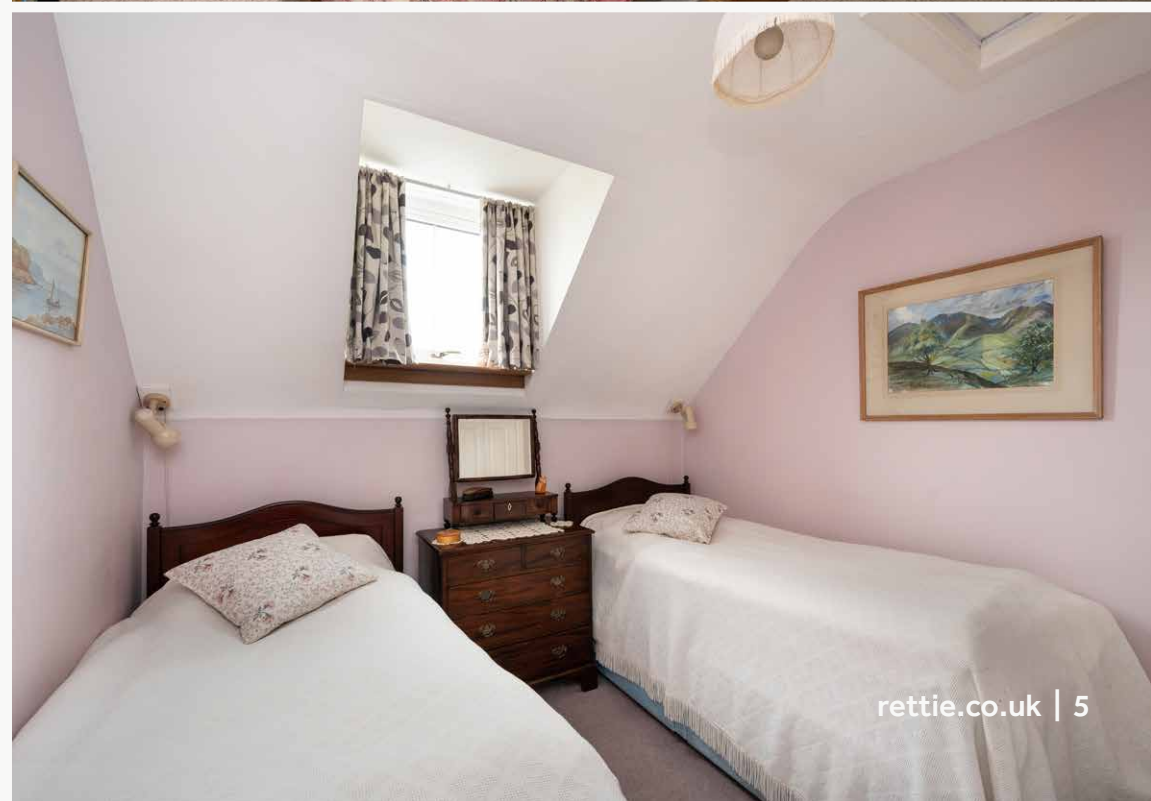
### Garden

21 Biggar Road benefits from a beautiful, south facing rear garden, with colourful herbaceous borders and a variety of mature shrubs to include an unusual Chilean Beech Tree at the base of the lawn. A pond with a waterfall powered by an electric pump is situated to one corner and a patio terrace resides directly adjacent to the house with access through the rear door by the sunroom/kitchen, which could provide a lovely area for alfresco dining and entertaining. An attractive metal arch leads down a paved pathway to the garage, studio and LPG gas tank which are situated at the base of the garden and shielded from view by a mature beech hedge. Blackcurrant bushes and a former vegetable patch reside in front of the garage, whilst a timber garden shed by the patio also provides useful outdoor storage.

### Outbuildings

A rear shared driveway provides access from Hopelands Road to a large double garage with two separate garage doors and parking for at least one car in front of the garage and two cars within. Supplied with electricity, the right-hand bay also benefits from a mechanics pit. A pedestrian door leads from the garage into the garden, where a paved pathway approaches the back door of the house.

Adjacent to the garage is a spacious detached garden studio with dual aspect windows, electricity and a pitched roof. Such a studio offers flexible additional accommodation and could be utilised as a summer house or as a home office.





## 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 postcode for the property is EH26 9LQ. To access the rear driveway, the what3words address is 'full reward wreck'.

### Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price. The sale will include all fixtures and fittings to include all white goods.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

The house is served by mains water, electricity and drainage with gas-fired central heating supplied from an LPG gas tank. Solar roof panels contribute towards heating the hot water.

### Local Authority

Midlothian Council, Midlothian House 40-46, Buccleuch Street, Dalkeith, Midlothian EH22 1DN. Tel: 0131 270 7500

### Council Tax

Band - E

### EPC Rating

Band - F

### 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.

### 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).

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.

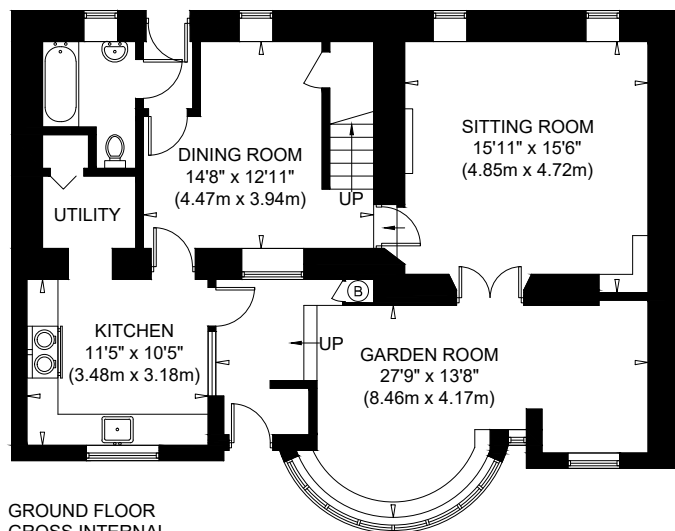
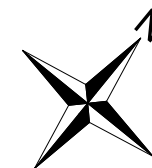
### Important Notice

Rettie & Co, their clients and any joint agents give notice that:

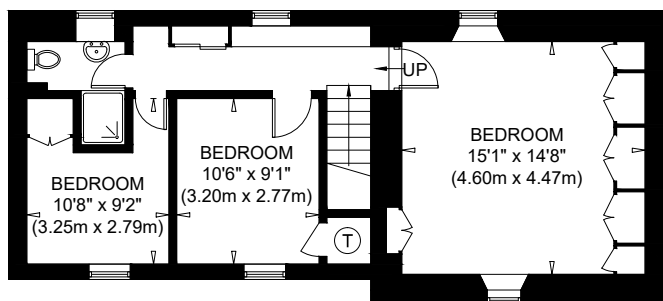
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract 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.



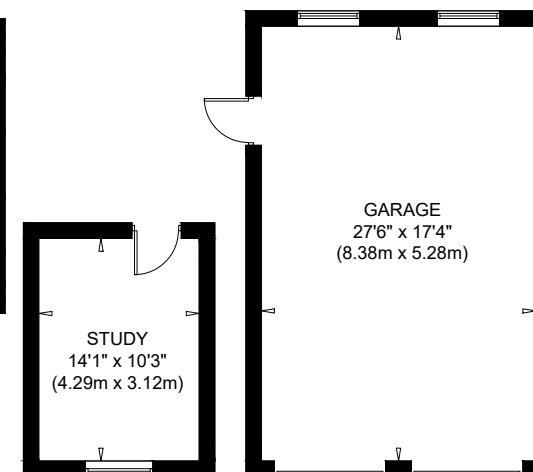




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 95.8 SQ M / 1031 SQ FT



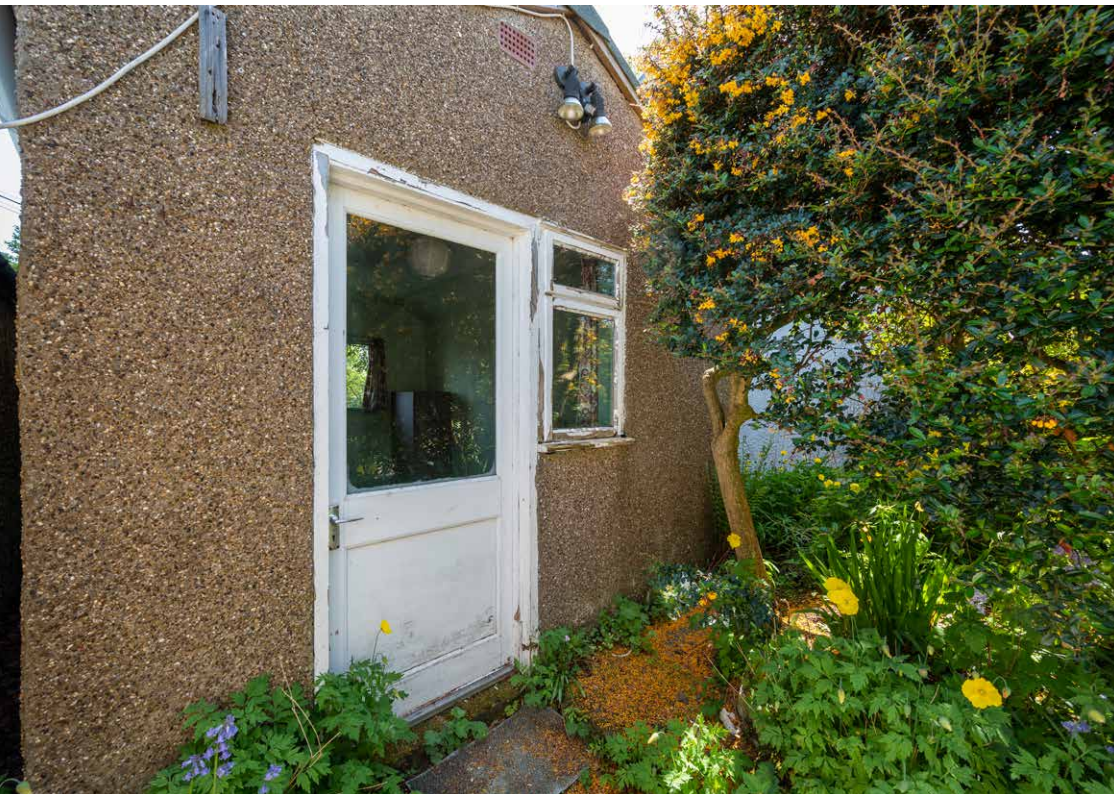
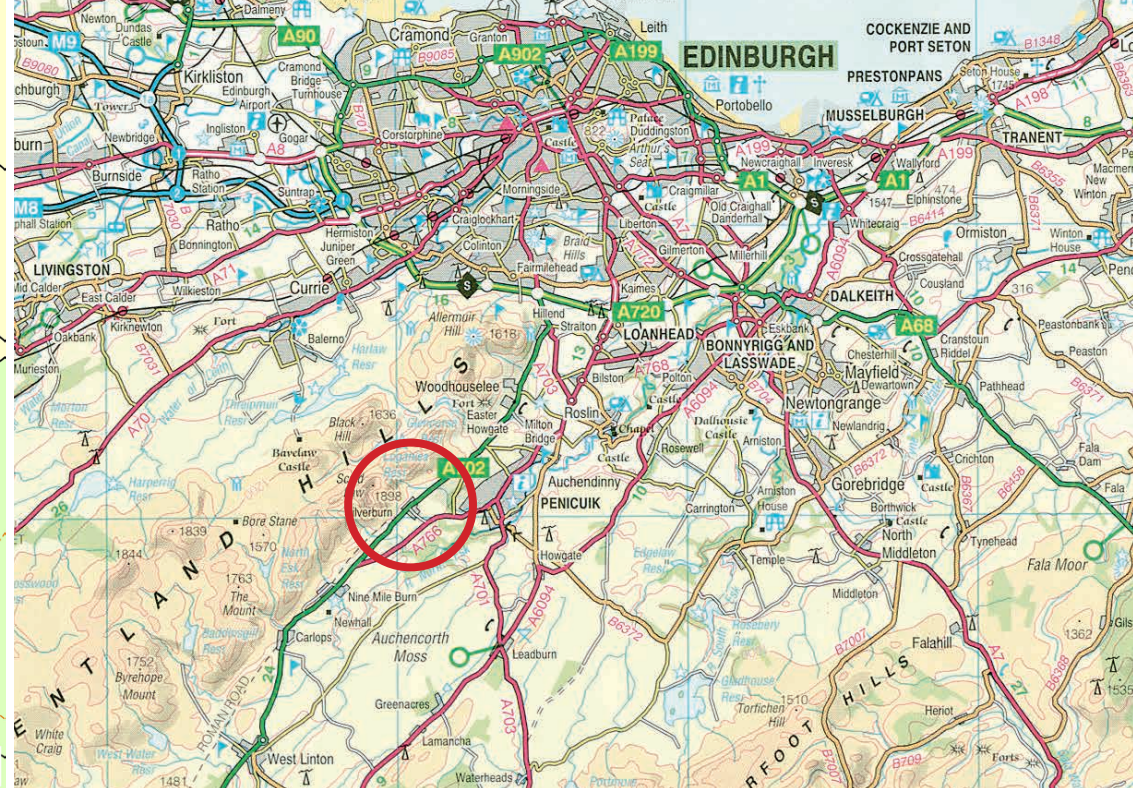
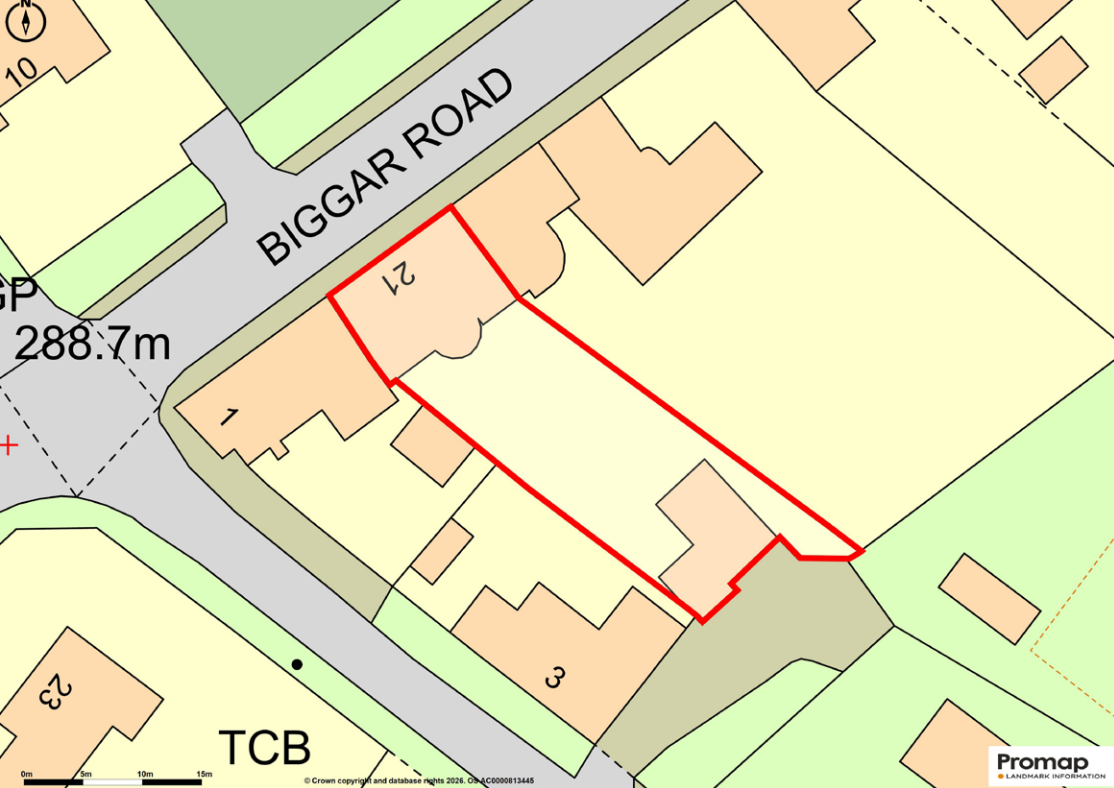
FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 53.7 SQ M / 578 SQ FT



OUTBUILDINGS  
GROSS INTERNAL  
FLOOR AREA 57.8 SQ M / 622 SQ FT

BIGGAR ROAD  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 149.5 SQ M / 1609 SQ FT  
OUTBUILDINGS = 57.8 SQ M / 622 SQ FT  
TOTAL = 207.3 SQ M / 2231 SQ FT

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