



LOGANBANK HOUSE

Milton Bridge, Penicuik, Midlothian EH26 0NY



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A beautiful 5-bedroom family home within an historic country house, boasting stunning period features and lovely views towards the Pentland Hills, set in over 6 acres of private gardens and grounds

Penicuik 1 mile, Straiton 3 miles, Edinburgh City Centre 9 miles, Edinburgh Airport 12 miles (all distances are approximate)

Summary of Accommodation

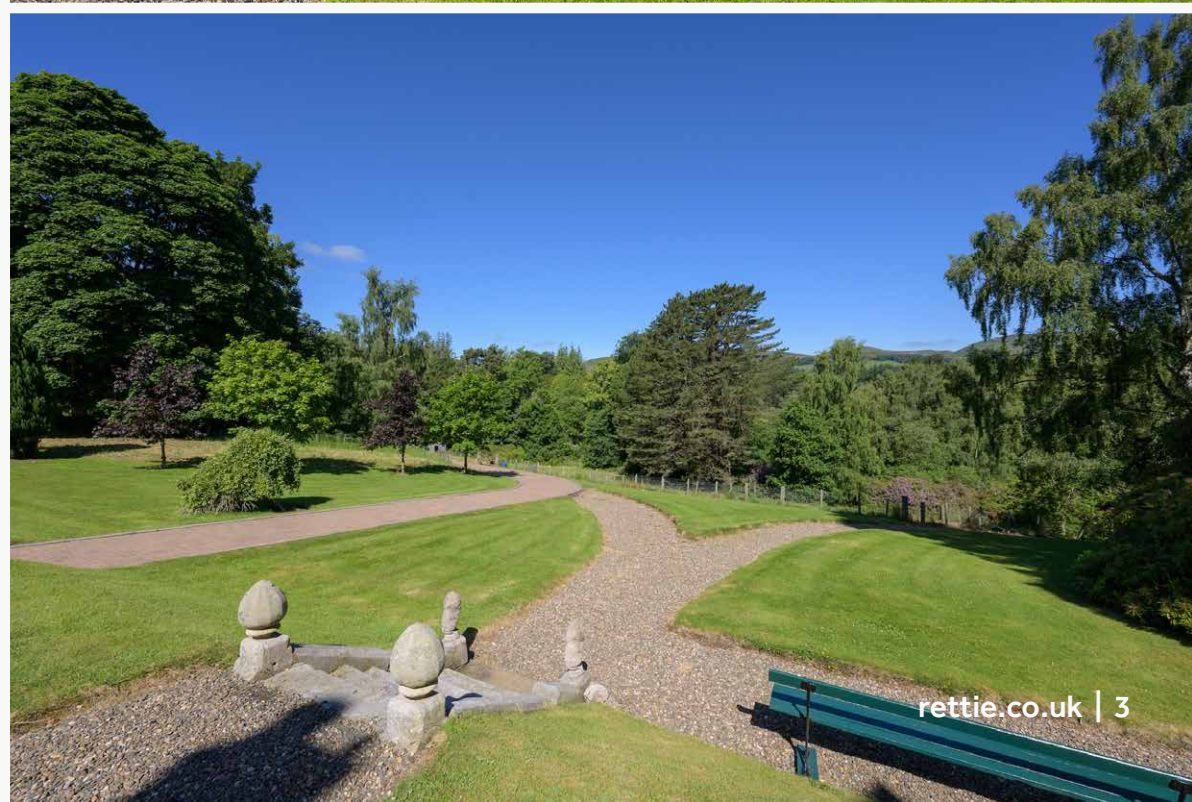
Ground Floor: Entrance Vestibule, Entrance Hall, Drawing Room, Dining Room, Living Room, Inner Hall, Dining Kitchen, Study with WC and a Utility Room

First Floor: Landing, Principal Bedroom with Ensuite Bathroom, Four Further Double Bedrooms and Two Family Bathrooms

Garden: Well-maintained gardens that are predominantly laid to lawn surrounded by mature trees and woodland. Two patio terraces reside by the house with a private driveway that enters through electric gates.

Land & Paddock: The grounds, extending to 6.4 acres in total, encompass lawns, woodland and a 0.8 acre fenced paddock with former field shelter

About 6.4 acres



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Situation

Loganbank House, located near Milton Bridge, is only 3 miles south of the Edinburgh City Bypass and just 1 mile from the historic town of Penicuik. Situated on the Eastern fringe of the Pentland Hills, Milton Bridge offers scenic views and beautiful surrounding countryside, all within close proximity to Edinburgh.

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 secondary 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, biking and hiking in the Pentland Hills, a variety of local golf courses, as well as the Scottish ski centre at Hillend.

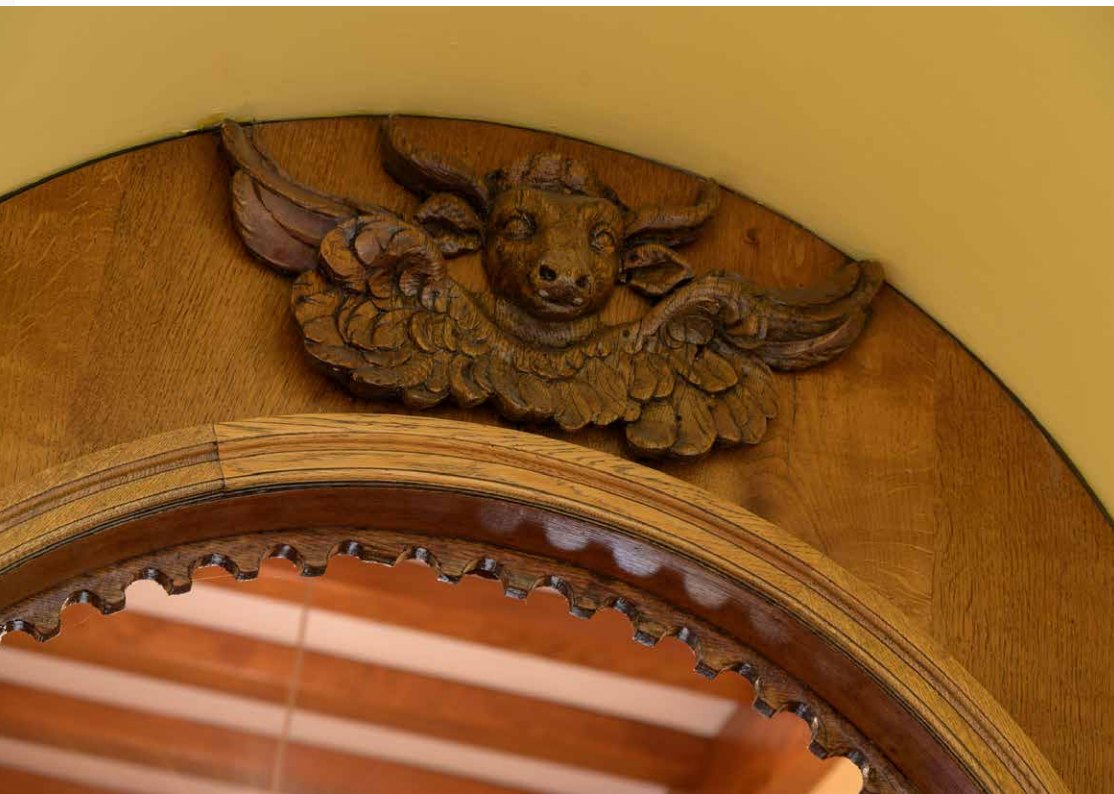
Edinburgh City Centre is approximately 9 miles north of Milton Bridge and within easy commuting distance by car as well as having good bus links from Penicuik. The Straiton Park & Ride service is approximately 3 miles away and offers free parking and easy access into the city.

Loganbank House – History

Loganbank House is an early 19th century country house that dates from circa 1810. The former estate was originally known as 'East Kirklands' and served as a small, thatched summer residence for the Rev John Inglis, a prominent Minister of Old Greyfriars Kirk in Edinburgh (serving between 1799 – 1834). In 1834, it then passed to Inglis's eldest son, Harry Maxwell Inglis, and in 1860, the house was substantially enlarged, transforming it into an elegant Victorian mansion by celebrated Scottish architect David Bryce (1803 – 1876) - known for his work on Fettes College, Rosslyn Chapel and Penicuik House. Bryce added a grand, three storey tower to the property alongside high ceilings, ornate cornicing and large bay windows to capture the beautiful views of the surrounding Moorfoot and Lammermuir Hills.

The house remained as a detached country residence until the 1970's when it was then subdivided into three separate independent dwellings: Loganbank House (the original residence), Bryce House (the Bryce-designed tower) and Loganlea (the former rear office wing).





Description

Loganbank House is a beautiful 5-bedroom family home forming a substantial part of the historic category B-Listed former mansion of the same name. The house benefits from having its own private gravelled parking area outside the house as well as a private driveway accessed through remote controlled electric gates.

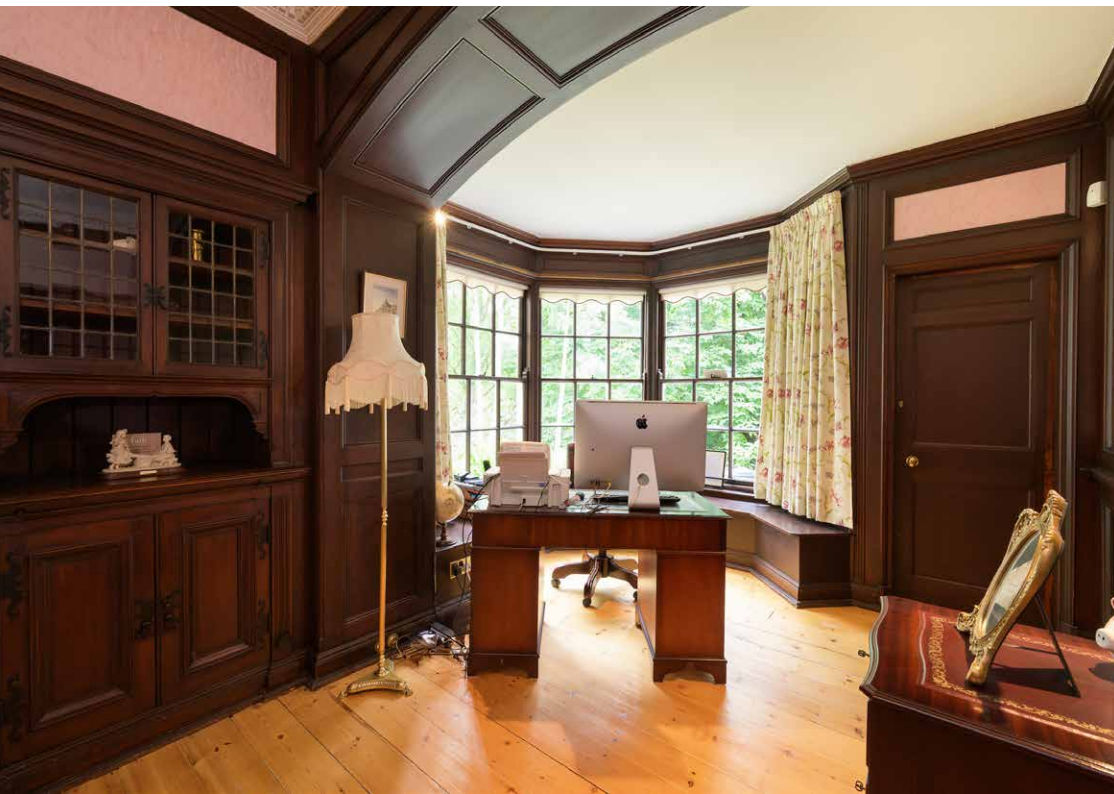
The house retains many beautiful period features to include stunning open fireplaces, ornate cornicing and ceiling panels, intricately moulded door pediments and large, floor-to-ceiling bay windows that showcase the lovely gardens and spectacular views of the Pentlands beyond. In addition, the heavy oak panelling and doors throughout various rooms of Loganbank House are widely believed to be of ecclesiastical origin from the nearby 17th century Glencorse Old Kirk. Although the Old Kirk itself sits on the neighbouring Glencorse Estate, due to both Loganbank and Glencorse being owned by the Inglis family, when the estates were substantially improved in 1860, the architect David Bryce likely incorporated the timber and ecclesiastical features during these renovations. In addition to the church panelling, the house also features early stained-glass panels dating from 1412, 1621, 1662 and 1737.

The formal dining room and drawing room at Loganbank are two beautifully appointed rooms with stunning dual aspect windows, to include large bay windows to the front which boast fabulous views over the garden and to the hills beyond. Both rooms harbour beautiful fireplaces alongside elaborate ceiling panels and cornicing, with double doors linking the two rooms making this a wonderful space for entertaining.

The sitting room adjacent encompasses additional fireplaces with the salvaged wooden panelling adorning the walls as well as the historic stained glass within the leaded windows. A rear hall provides access to the spacious dining kitchen which features a range of floor and wall mounted units together with a large 'Stoves' cooker that includes a 7-ring gas hob. There is plumbing for both a washing machine and tumble drier alongside ample space for a large dining table to one end. Adjacent to the kitchen is an additional reception room with an attractive bay window encompassing a window seat as well as a fireplace and further wood panelling. This room is currently utilised as a large study however could easily be adapted into a ground floor bedroom with an ensuite bathroom due to having direct access to a cloakroom with a WC. There is also additional access to a small utility room with a rear door to the garden, thus creating the potential to create a fully self-contained suite with kitchenette and private access – affording useful accommodation for dependent relatives.

Ascending the stairs to the spacious landing, which features further oak and decorative burr walnut panels in an additional seating area, there are five good sized double bedrooms and 3 bathrooms. The principal bedroom, with dual aspect windows overlooking the garden, might be mistaken for a Medieval chamber with beautiful oak panelling featuring decorative carvings as well as hardwood floors and smaller period details such as foliate metal door handles. There is direct access to an ensuite Jack & Jill bathroom which includes a roll top bath, separate shower, wash basin and WC, with an additional door leading to the landing.





Garden & Grounds

Beautifully maintained private lawns surround the house bordered by mature specimen trees and woodland, with extensive rhododendron bushes providing stunning colour at the start of the summer. There are two patio terraces adjacent to the house affording tranquil areas for alfresco dining and entertaining, with lovely views over the grounds and surrounding countryside. A path leads through the surrounding woodland to a burn that runs along the lower boundary – perfect for children to explore or for those with dogs. A private driveway leads through newly installed electric gates from the road, terminating in a gravel parking area in front of the main entrance.

Paddock

A 0.8 acre fenced paddock includes a former field shelter to one corner. Previously used to graze sheep, the paddock could also be utilised for equestrian facilities, with further potential grazing possibilities throughout the remaining grounds which extend to 6.4 acres in total.

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 0NY.

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 and some white goods. The washing machine and tumble drier will be excluded from the sale.

Maintenance

Each individual property is responsible for its own garden, building and roof maintenance. There is no common insurance policy.

Entry & Possession

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

Services

The house is served by mains water, gas, electricity and drainage.

Local Authority

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





Council Tax

Band – G

EPC Rating

Band - G

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 as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

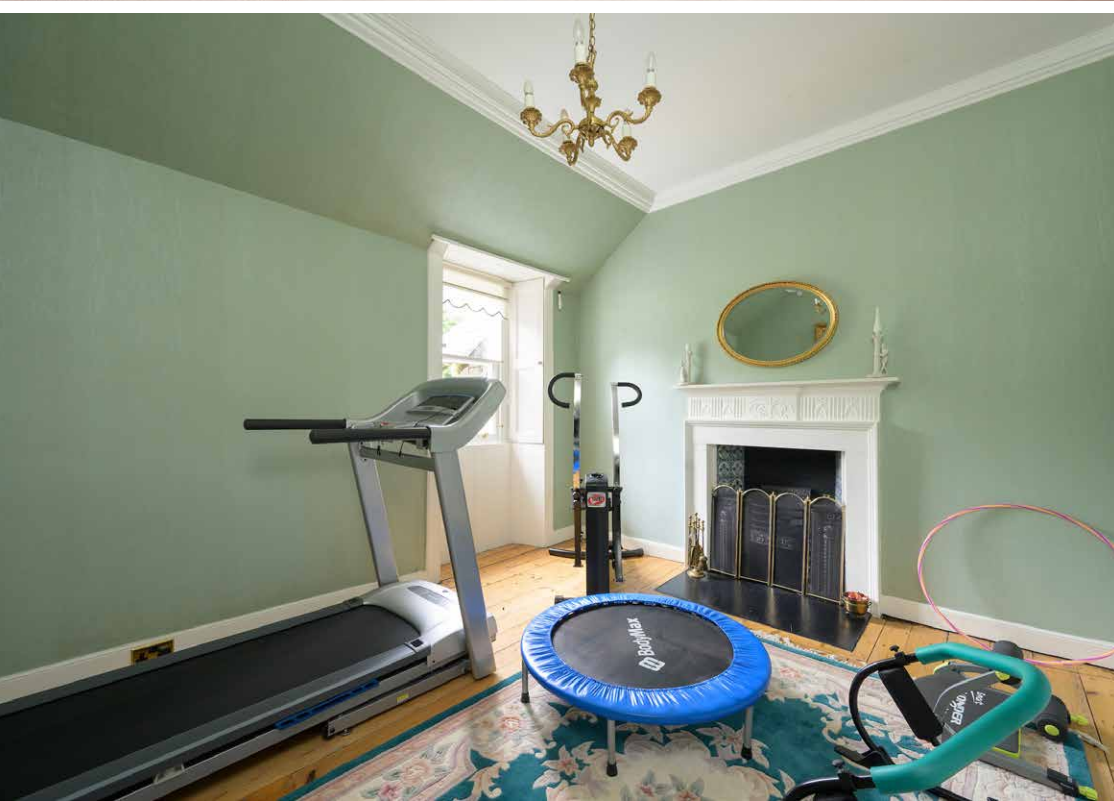
In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

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:

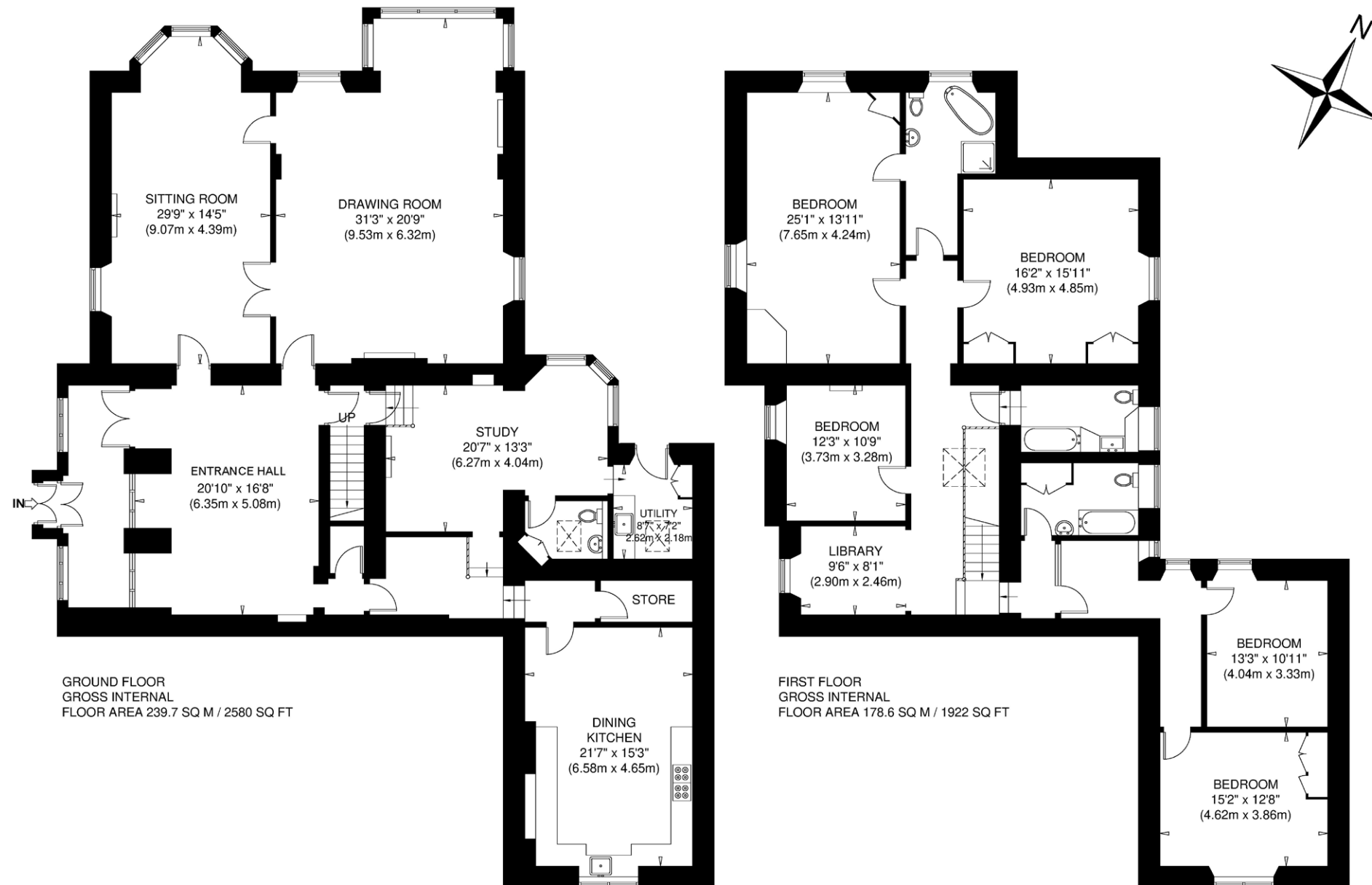
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract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







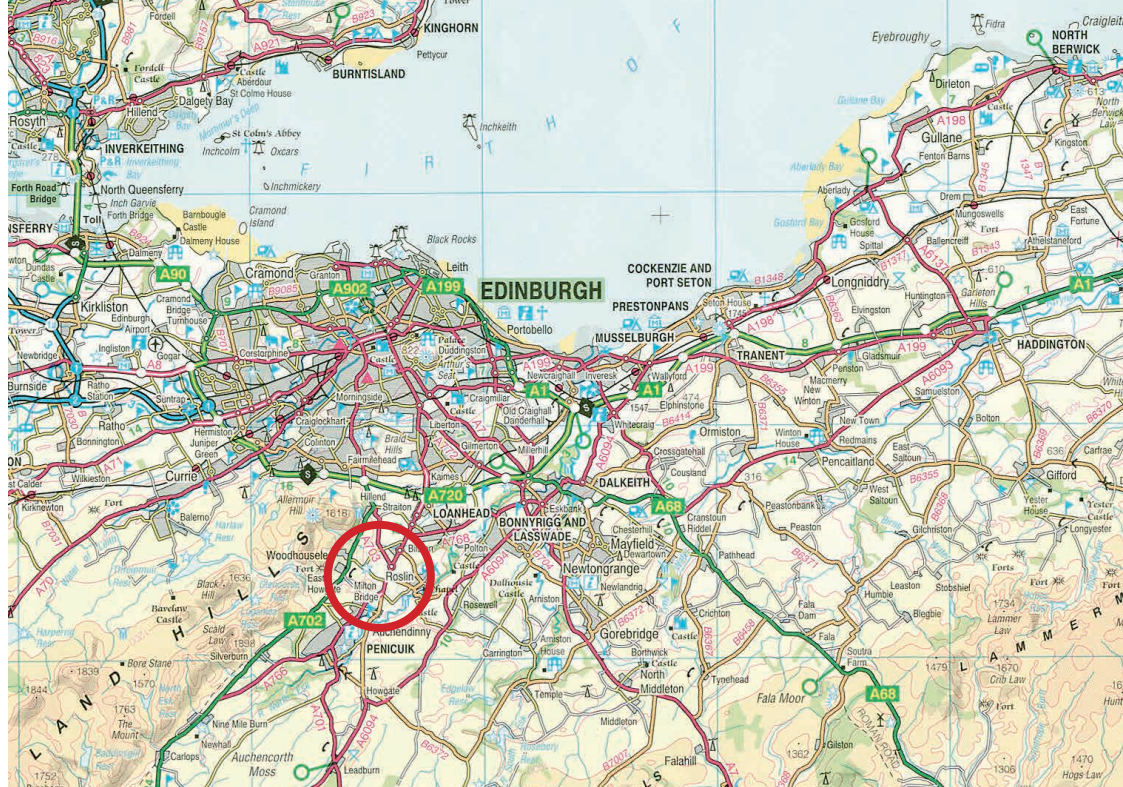
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA = 418.3 SQ M / 4502 SQ FT

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

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RETTIE

- 📞 0131 624 4183
- ✉️ mail@rettie.co.uk
- 🏠 11 Wemyss Place
Edinburgh
EH3 6DH