



WHITEGATE HOUSE

Penicuik, Midlothian EH26 0PR



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A charming 3-4 bedroom detached cottage near to the popular market town of Penicuik, with a large surrounding garden, to include two garage stores/workshops, alongside far-reaching views of the stunning surrounding countryside.

Penicuik 1 mile, Straiton 5 miles, Edinburgh City Centre 8 miles, Edinburgh Airport 11 miles (all distances are approximate)

Summary of Accommodation

Ground Floor: Entrance Vestibule, Hall, Sitting Room, Dining Room/Bedroom 4, Kitchen, Two Double Bedrooms, Family Bathroom and a Study/Storeroom

First Floor: Galleried Landing with a Studio/Reception Area, Double Bedroom and Walk-In Storeroom

Garden: Large mature surrounding garden, mainly laid to lawn with colourful herbaceous borders and a gravel terrace

Outbuildings: Large detached double garage/workshop with sunken mechanics pit alongside a single garage/store, greenhouse and a garden shed

About 0.7 acres



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Situation

Whitegate House resides only 3 miles south of the Edinburgh City Bypass and just one mile from the historic town of Penicuik. Situated on the southern fringe of the Pentland Hills, the area offers scenic views with beautiful walks direct from the door.

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, fishing at Glencorse Reservoir, a variety of local golf courses, the Scottish ski centre at Hillend, as well as the superb mountain bike trails further south at Glentress Forest.

Edinburgh City Centre is approximately 8 miles north of the property and within easy commuting distance by car, with a regular bus service operating along the nearby A702 to Edinburgh. The Straiton Park & Ride service is approximately 5 miles away and offers free parking and easy access into the city.

Description

Whitegate House is an attractive 3-4 bedroom detached cottage that sits within a sizeable 0.7 acre mature garden plot that feels incredibly private. Although the property would now benefit from a degree of modernisation, the house offers picturesque 'country cottage' allure with double glazing throughout alongside spectacular views towards the Pentland Hills.

The front door enters into a bright entrance vestibule with a further door accessing the main hall beyond with attractive herringbone parquet-style flooring. The dual aspect sitting room, with a central electric fireplace, is flooded with natural light and offers lovely views over the garden with a separate glazed door that leads out to a paved patio terrace – making this a wonderful room for entertaining. To the other side of the hall is a good-sized dining room, again with dual aspect windows overlooking the garden and hills beyond, which could also be utilised as a 4th double bedroom if required.



The kitchen benefits from a range of wall and floor mounted units to include various freestanding appliances such as an electric cooker, washing machine and an under-counter fridge. Two rear windows boast lovely views over neighbouring farmland and a rear door provides direct access to a gravel terrace with convenient access to the adjacent garage/store.

A dual aspect double bedroom with integrated wardrobes resides on the ground floor with a family bathroom adjacent that offers a shower over bath, wash basin, WC and integrated cupboard storage. A smaller bedroom resides by the sitting room, also with integrated wardrobes, and a walk-in store off the hall has been cleverly designed into a study which completes the accommodation on the ground floor.

Ascending the stairs to the first-floor galleried landing, a large studio/reception area could be utilised or adapted for a variety of uses, with a large walk-in cupboard store and further eaves storage. A double bedroom completes the accommodation on the first floor and benefits from a deep integrated wardrobe with a window overlooking the garden.

Garden

The large 0.7 acre garden plot surrounding Whitegate House is a real feature of the property and boasts well maintained gardens, mainly laid to lawn, with mature trees, shrubs and colourful herbaceous borders. There are several fruit trees to include apple and crab-apple with a large gravel terrace surrounding the home which offers various areas for alfresco dining. The plot is fully enclosed by mature hedgerows and fencing, with lovely surrounding views of open farmland and the Pentland Hills. In addition, a tarmac driveway offers off road parking for several vehicles with two drive entrances from the neighbouring lane. A pedestrian gate at the base of the garden leads into adjacent woodland, which in turn accesses a footpath, and the country lane adjacent has a footpath running alongside – both ideal for those with dogs.

Outbuildings

Whitegate House boasts two garages that are supplied with electricity. A single garage/store adjacent to the house could offer the potential to extend (subject to planning), and a large, detached garage/workshop within the garden benefits from a sunken mechanics pit. In addition, there is a greenhouse and a timber garden shed alongside a wood store to the far corner.



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 0PR.

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, curtains and white goods.

The piano and all furniture is available by separate negotiation.

Entry & Possession

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

Services

The house is served by oil central heating with mains water, electricity and private drainage.



Local Authority

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

Council Tax

Band F

EPC Rating

Band D

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

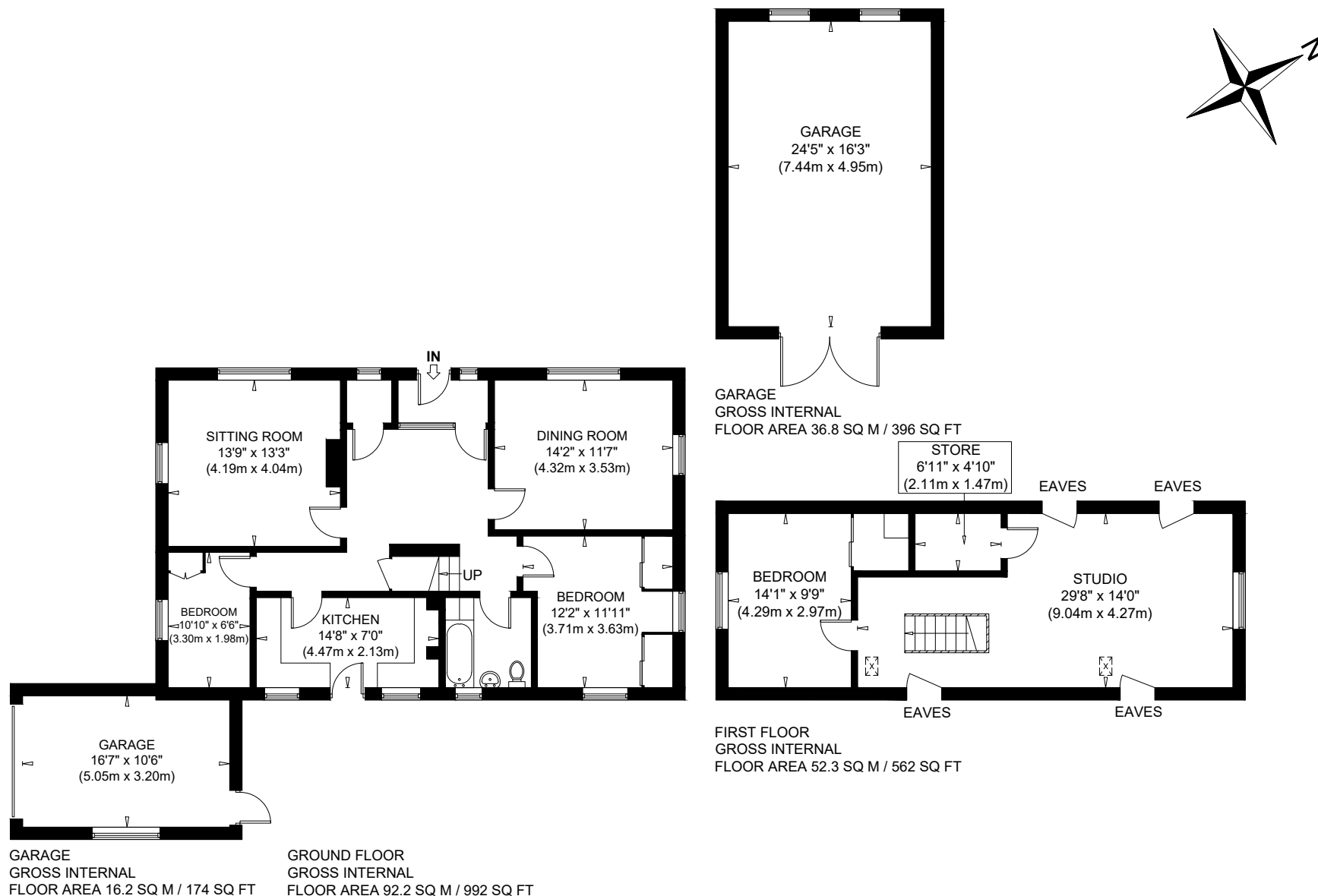
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3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





WHITE GATES
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 144.5 SQ M / 1554 SQ FT
GARAGES = 53 SQ M / 570 SQ FT
TOTAL = 197.5 SQ M / 2124 SQ FT

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