



WILKIESTON MANSE

Wilkieston, EH27 8BB



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Wilkieston Manse is a substantial and characterful former manse, set within mature garden grounds and offering spacious, versatile accommodation arranged over three levels. The property requires substantial renovation and refurbishment throughout, providing an exciting opportunity for a purchaser to restore and modernise the house while retaining its attractive period character.

Summary of Accommodation

Ground Floor:

Porch, Reception Hall, Lounge, Sitting Room, Dining Room, Kitchen, Bedroom, Proposed Bathroom.

First Floor:

Four Bedrooms, Study.

Basement:

Several rooms with potential for further accommodation.

Exterior:

A mature garden set behind a traditional stone wall.



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Situation

Wilkieston Manse enjoys a peaceful rural setting in the West Edinburgh countryside, situated between Ratho and Wilkieston while remaining within easy reach of Edinburgh. Ratho offers a range of local amenities, including shops, community facilities and a primary school, while nearby Kirknewton provides a railway station with services to Edinburgh and Glasgow.

The location is well placed for access to Edinburgh and the wider Central Belt, with the A71 and surrounding road network providing convenient connections to Edinburgh, Livingston and beyond. Edinburgh Airport, Edinburgh Park and The Gyle are also readily accessible, while the nearby Union Canal and surrounding countryside provide excellent opportunities for walking, cycling and other outdoor pursuits.

The area is well served by both local and a good choice of independent schooling within easy reach, while Edinburgh provides access to a wide range of further educational facilities.

General Description

Wilkieston Manse is a substantial and characterful former manse, occupying a generous plot set behind a traditional stone wall. The property enjoys a particularly attractive rural setting, surrounded by open farmland and mature woodland, while remaining conveniently positioned for access to the surrounding towns and transport links.

The property retains a wealth of traditional features and offers an excellent opportunity for sympathetic refurbishment and modernisation. The accommodation extends to approximately 2,335 sq ft and is arranged over three levels, including a substantial basement.

The house is approached from the road through a gated entrance, with a pathway leading through the established grounds to the front entrance. The external elevations are of traditional stone construction, with a slate-covered roof and a number of attractive period details, including stone chimneys, traditional astragal sash windows and attractive dressed stone quoins. Mature trees and established planting provide a level of year round colour and interest.



The vestibule leads into a generous reception hall, which provides access to the principal ground floor rooms and the staircase. The lounge is a well-proportioned reception room with a traditional fireplace and large window overlooking the gardens. The dining room is similarly generous and features a fireplace, timber flooring and a south facing tripartite window, creating a particularly characterful space for entertaining.

The ground floor also includes a bedroom, offering useful flexibility for guests, multi-generational living or those seeking single-level accommodation.

To the rear, the kitchen which is adjacent to a dining /breakfasting area is accessed from the hall and provides a good-sized space with scope for a comprehensive programme of upgrading and modernisation.

The first floor provides four further bedrooms, together with a study. The bedrooms are well proportioned, with several enjoying views across the surrounding gardens and countryside. Traditional windows, generous proportions and fireplaces in a number of rooms add to the character of the accommodation. The study provides a useful additional room which could also be adapted to suit individual requirements.

The property also benefits from a substantial basement, formerly servant quarters, with potential for additional living accommodation.

Exterior

The gardens and grounds are generous and form an established and mature setting around the house. The grounds are predominantly laid to lawn with extensive mature trees, shrubs and natural planting, creating a secluded and verdant environment.



Overall, Wilkieston Manse represents an exciting refurbishment opportunity, combining substantial and versatile accommodation, attractive traditional features and a generous, mature garden setting. The property would appeal to purchasers looking for a characterful country home with scope to create a bespoke residence, while the extent and arrangement of the accommodation provide considerable flexibility for modern family living.

Please note: The property requires a programme of refurbishment and repair, and some areas may currently be unsuitable or unsafe for access. The main property has been reroofed in recent years. Viewings are strictly by appointment and will be subject to access restrictions and viewing guidance.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the Selling Agents.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH27 8BB.

What3words ///

jukebox.deeds.piano

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Classifications

Council Tax - G

EPC Rating - G

Tenure

Freehold

Services

Mains electricity, private septic tank, mains water.

Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Internet Websites

Properties and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, and www.thelondonoffice.co.uk.



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.

Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available on request.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agents, 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 he has not entered into contract in reliance on the said statements, that he has satisfied himself 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 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 mis-statement 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.

Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].







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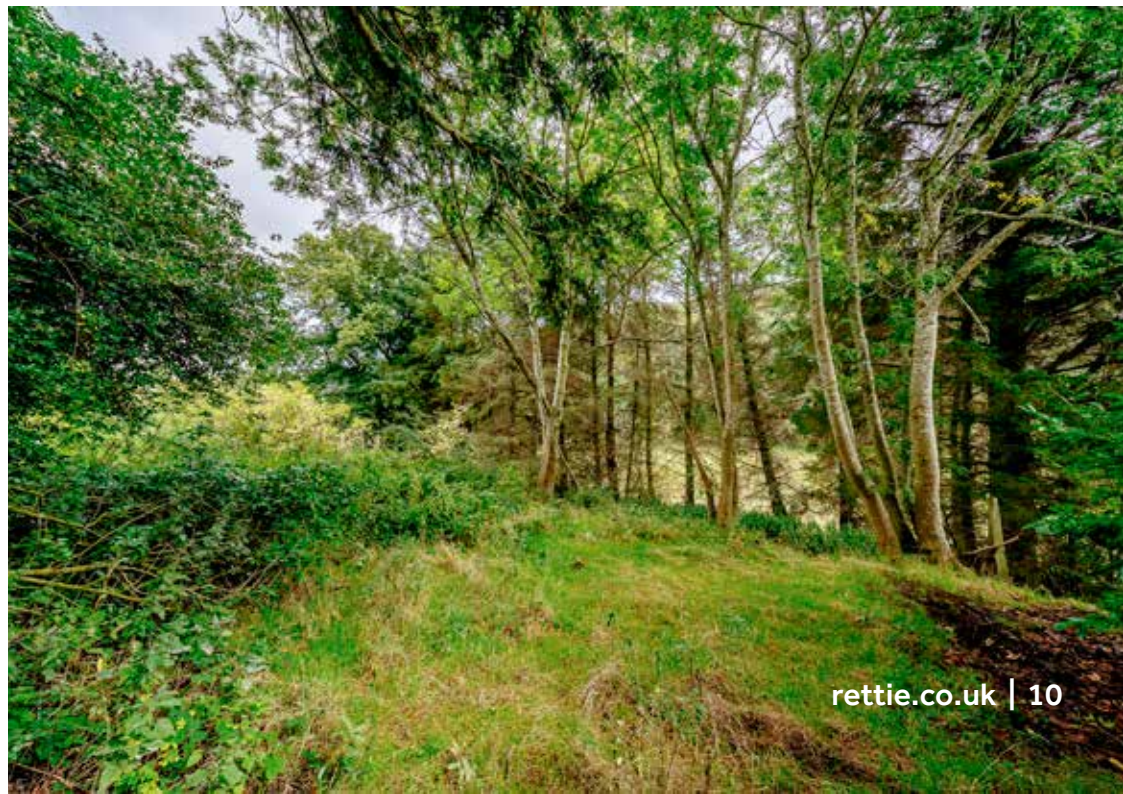
Gross internal area (accessible areas): 217 sq m / 2335.77 sq ft
Basement room and Bathroom (inaccessible areas): 27.66 sq m / 297.7 sq ft

ESTIMATED TOTAL: 244.66 sq ft / 2633.47 sq ft

Measurement point

Indicates area of Limited Use Space

Plan produced for Rettie in accordance with RICS International Property Measurement Standards. All plans are for illustration purposes and should not be relied upon as statement of fact. Measurements shown are taken from points indicated. Areas with curved and angled walls are approximated.





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