



RIVERSIDE COTTAGE

Newbattle Road, Newbattle, Dalkeith, Midlothian EH22 3LJ



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A picturesque 3-bedroom semi-detached cottage within the scenic conservation area of Newbattle, boasting attractive period features, a spacious garden with riparian rights to the River South Esk, and within commuting distance to Edinburgh.

Eskbank 1 mile, Bonnyrigg 2 miles, Edinburgh City Bypass 2 miles, Edinburgh City Centre 6 miles, Edinburgh Airport 14 miles (all distances are approximate)

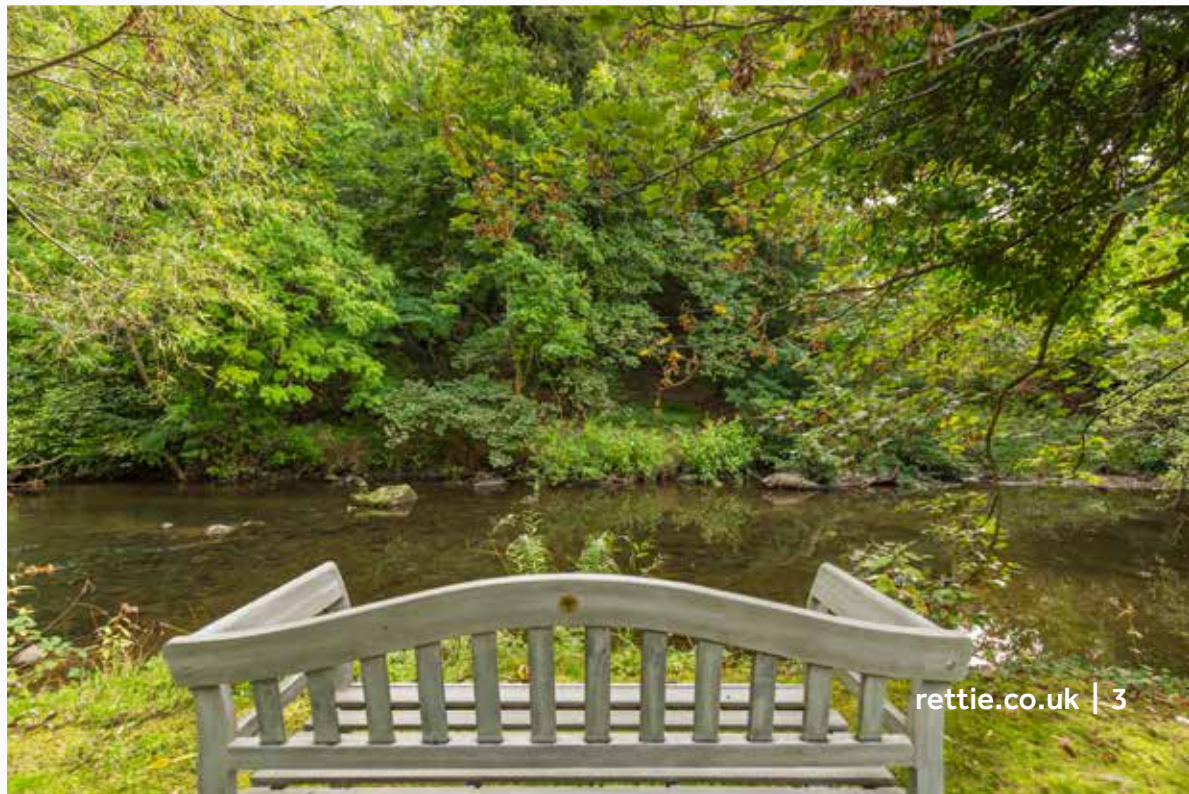
Summary of Accommodation

Ground Floor: Entrance Vestibule, Entrance Hall, Sitting Room, Dining Kitchen, Garden Room and Utility Room with WC

First Floor: Landing, Principal Bedroom with Ensuite Shower Room, 2 Double Bedrooms and a Family Bathroom

Garden: Lovely, mature gardens bordering the river with riparian rights to the River South Esk, mainly laid to lawn with a variety of colourful herbaceous borders, mature trees and shrubs, to include a large gravel terrace and a gravel driveway

About: 0.33 acres





3



3



2

Situation

Riverside Cottage lies within the scenic conservation area of Newbattle, on the outskirts of Eskbank and close to the impressive entrance to Newbattle Abbey. Eskbank is situated approximately 6 miles south of Edinburgh's city centre and is an established leafy community of period stone-built properties. The nearby town of Dalkeith is busy with independent retailers, restaurants and cafes, as well as benefiting from a range of supermarkets which now includes a Waitrose Foodhall within the popular Dobbie's Garden Centre. Straiton Retail Park to the west and Fort Kinnaird to the east are only a short drive away and offer a wide variety of shops and restaurants without the need to venture into the city. A newly opened David Lloyd Gym has also now originated at Shawfair, offering fitness and racket sport facilities.

The neighbouring Pentland Hills offer a variety of picturesque hiking trails, alongside Vogrie and Dalkeith Country Parks both offering superb walking, cycling and running routes, with the addition of wonderful play areas for children.

Schooling can be found at St David's Primary & High School as well as King's Park Primary School and Dalkeith High School, whilst Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh.

Eskbank is a popular commuting town with good connections by road, bus and rail, lying between the A68, A7 and within close proximity to the City Bypass (2 miles). Eskbank train station also has frequent trains every 30 minutes into Edinburgh, which takes circa 24 minutes to reach central Waverley Station.

Description

Riverside Cottage is a charming 3-bedroom semi-detached cottage that forms part of the original early 19th century stable complex belonging to Newbattle Abbey. The renowned Scottish architect David Bryce (1803-1876), famed for his building of Fettes College and Edinburgh's Royal Infirmary, altered the stables complex however in 1873 to include a coachman's house – which, in turn, has become Riverside Cottage. This picturesque category B-listed property, of stone construction under a slate roof, boasts many beautiful period features, most notably to its exterior with attractive bargeboard gables, pointed finials and twisted chimney pots that create an idyllic 'picture postcard' aesthetic. To the interior there are open fireplaces, astragal glazed windows with working shutters and a lovely banister rail with barley twist stair rods.

The front door opens into a bright, dual aspect entrance vestibule which in turn leads through into the hall which benefits from a walk-in cloak's cupboard under the stairs. The dual aspect sitting room has a beautiful bay window overlooking the garden together with a sandstone





fireplace encompassing a wood burning stove. The spacious open plan dining kitchen features a range of wall and floor mounted units together with various integrated Siemens appliances to include a dishwasher, induction hob with additional gas ring, and combination double ovens that include a microwave and grill. To the other end of the room, there is ample space for a large dining table and chairs in front of a pretty sandstone fireplace flanked by integrated cupboards with shelves above to either side. The room is flooded with natural light from the dual aspect windows to either end, and an attractive window seat has been incorporated into the largest window that overlooks the garden.

The more modern garden room was developed out of the original loggia to form a lovely, bright additional reception area with a secondary entrance and views of the garden down to the river. The original stones were kept to build the small wall, and the windows retain a similar wooden external structure to remain in-keeping with the period character of the property.

A utility room with washbasin and WC completes the accommodation on the ground floor with space for both a tumble drier and a washing machine. This space was originally part of the coal shed and still features the coal hatch through the exterior wall to the street. This hatch was then made into a letter box which is still in use today.

Returning to the entrance hall, stairs ascend to the first-floor landing with access to three double bedrooms and a family bathroom. The principal bedroom benefits from a modern ensuite shower room, whilst the second double bedroom offers dual aspect windows overlooking the garden. The third smaller bedroom has integrated shelving to one side, and the family bathroom offers a large walk-in shower, separate bath, wash basin and WC.

Garden

The gardens at Riverside Cottage are a real feature of the property and offer a spacious lawn to the rear surrounded by colourful herbaceous borders, mature trees and shrubs. The lawn is split into two areas with steps leading down a ha-ha wall to a lower lawn which features a gravel terrace and a greenhouse. A further large gravel terrace flanks the house providing a spacious area for alfresco dining and entertaining. The garden leads directly down to the banks of the River South Esk, which include riparian rights to the river. This area allows for a tranquil space to sit and enjoy nature – and even spot the resident kingfisher that can be seen regularly. The house sits behind a tall stone wall with a substantial gated pillared entrance that leads into a gravel driveway with parking for several cars.

The base of the garden borders onto Monkland Wall and Lord Ancrum's Wood, with a gateway from the garden leading into the grounds of Newbattle Abbey. Various public footpaths intersect this ancient woodland allowing for some lovely walks directly from the house – which is ideal for those with dogs.



GENERAL REMARKS AND INFORMATION:

Fixtures and Fittings:

All integrated appliances, white goods, carpets, blinds and light fittings are included in the sale.

Listed Building Status:

Category B listed

Services:

Mains gas, electricity, water and drainage.

Riparian Rights:

River South Esk

Viewing:

Strictly by appointment with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Directions:

For the purposes of Satellite Navigation, the postcode for the property is EH22 3LJ





EPC:

Band D

Local Authority:

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

Council Tax:

Band G

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

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.

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.



Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. 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.

Servitude Rights, Burdens & Wayleaves:

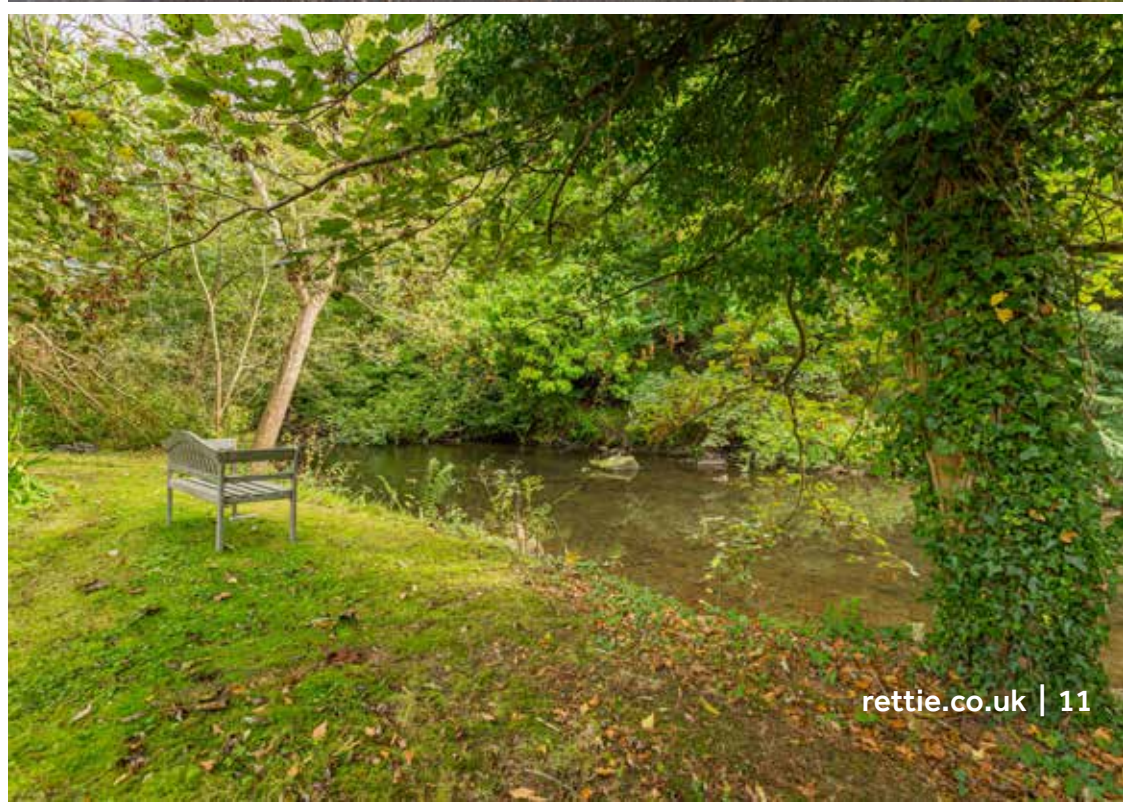
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

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

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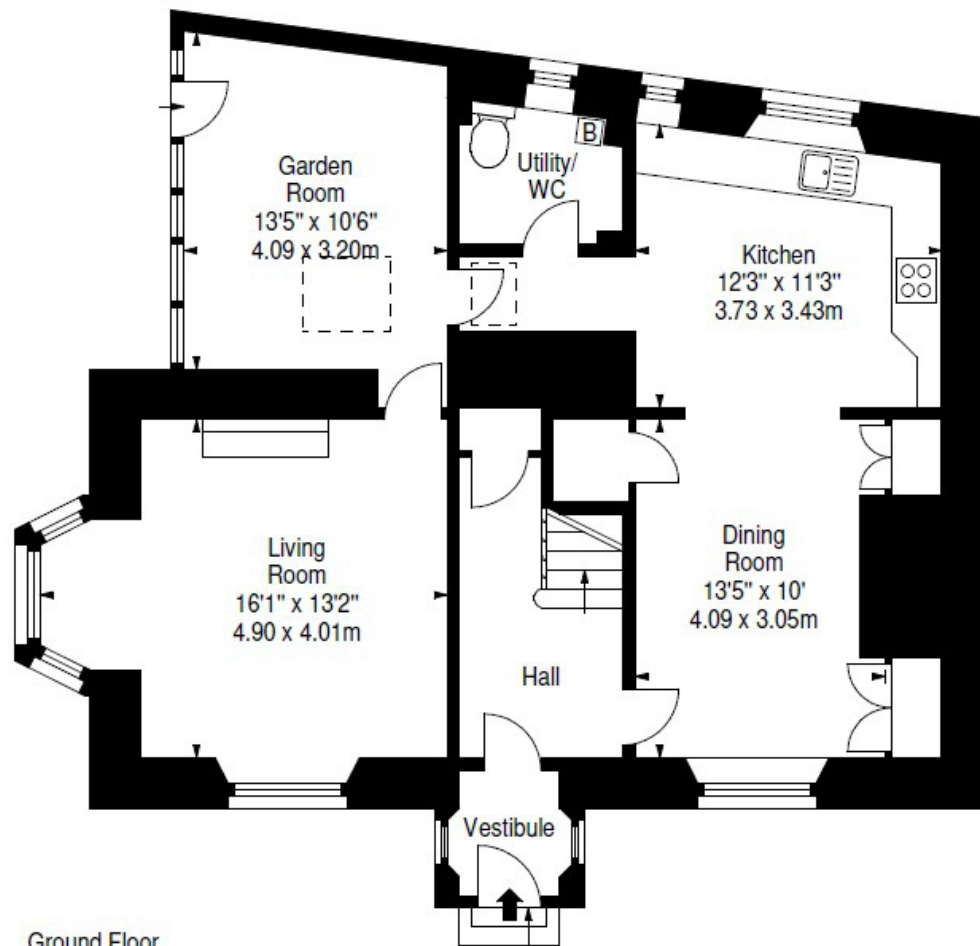




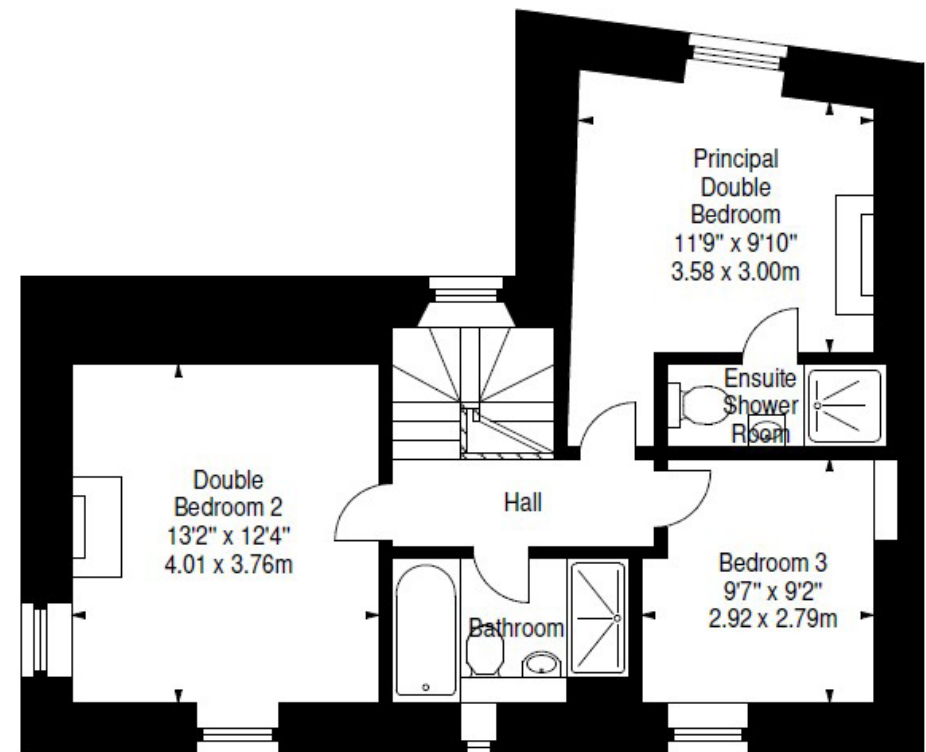
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Approx. Gross Internal Area
1455 Sq Ft - 135.17 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor





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