



Stuart & Stuart
Solicitors & Estate Agents

**YEW WOOD HOUSE, GOWKLEY MOSS,
MILTON BRIDGE, PENICUIK EH26 0NX**

PRICE AND VIEWING – for current price and viewing please refer to www.espc.com or www.stuartandstuart.co.uk or call 0131 202 1888.

A unique opportunity to acquire a spacious, beautifully finished, individually designed detached family house (200 sq m.) set in approximately one acre of ground and enjoying particularly easy access to Edinburgh, the city-by-pass, airport and main arterial routes. Entrance Vestibule, Reception Hall, Cloak/WC, Sittingroom, Fitted Kitchen and Diningroom/Family Room, Utility Room, 5 Bedrooms and Family Bathroom. Ample opportunity and potential for a variety of family/business uses.

The property is located set back from the A701 close to the roundabout giving access to Roslin, Penicuik and the Bush Estate. The local village of Roslin is approximately 8 miles south of Edinburgh city centre amidst attractive rural surroundings and is served by regular bus services from Penicuik, Edinburgh and Dalkeith, a community hall, village primary school and new medical centre. There are choices for excellent local shopping both in Penicuik itself and at Straiton Retail Park which is less than 3 miles from the property. The property is well placed for commuting to the city or for access to the Bush Estate which is approximately 1 mile away. Roslin Glen and the Esk Valley are popular places for country walks and Rosslyn Chapel, built in 1446, is famed world wide for the beauty of its carvings.

Extras: Oak flooring throughout main rooms on the ground floor. Laminate flooring on first floor. Light fittings. Integral kitchen appliances include ceramic hob, oven and extractor hood, fridge/freezer and dishwasher.

The property was completed for the present owners in 2003 and has been finished to exacting standards and fine finishes including ceiling coving in all ground floor rooms, natural wood skirtings and facings, ceiling downlighters. Central heating is provided from an efficient oil fired combi boiler and windows are hardwood and double glazed. A security alarm covers the property. This family home has been carefully maintained and is shown for sale in immaculate order throughout.

ENTRANCE VESTIBULE

1.80 x 1.50m (5'9 x 4'9)

Attractive stone pillars flank the covered approach to a hardwood and double glazed entrance door opening to the vestibule. Oak flooring and central heating radiator. Glazed door to reception hall.

RECEPTION HALL

5.85 x 2.25m (19'2 x 7'4)

The hall gives to all ground floor rooms and has a staircase off to the upper level. Oak flooring and 2 double central heating radiators. Walk in cloak cupboard with electric light.

CLOAKROOM/WC

2.50 x 1.15m (8'2 x 3'8)

Opaque window to front. Ceramic tiled flooring and brass towel radiator. Two piece white suite comprising w.c. with low level cistern and pedestal w.h.b.

SITTINGROOM

4.90 x 4.45m (16' x 14'6)

Formal bright sittingroom with two windows to front and one window to the side. Roller blinds, oak flooring and double central heating radiator. Feature marble and hardwood fireplace. The room is finished with ornate coving.

DININGROOM

3.50 x 3.10m (11'5 x 10'2)

The diningroom is open plan to the kitchen and has double French doors opening to the extensive garden grounds to the rear. Oak flooring and double central heating radiator.

KITCHEN

4.70 x 3.10m (15'4 x 10'2)

A bright spacious and well appointed kitchen has twin windows to rear and door to side opening to utility room. Oak flooring. Fitted with a generous range of wall and base storage units in a cherry wood finish, toning high gloss worksurfaces and inset stone coloured one & half bowl sink and drainer. Ceramic tiled splashbacks and under unit lighting. Integral ceramic hob, oven, extractor hood, dishwasher and fridge/freezer.

UTILITY ROOM

3.10 x 2m (10'2 x 6'6)

Window to side and hardwood and glazed door opening to rear garden. Oak flooring and single central heating radiator. Fitted with cherry wood base units, high gloss worksurfaces and plumber for washing machine and space for tumble dryer. Floor mounted central heating boiler. Fitted extractor fan. Ceramic tiling to ceiling height.

BEDROOM 1

4.15 x 3.18m (13'6 x 10'4)

Double room with window to front. Oak flooring and double central heating radiator.

BEDROOM 2

4.20 x 2.80m (13'8 x 9'2)

Double room with window to rear. Oak flooring and double central heating radiator.

BEDROOM 3

2.80 x 2.60m (13'8 x 8'5)

Double room with window to front. Oak flooring and double central heating radiator. This bedroom is located on the ground floor adjacent to the formal sittingroom and opposite the kitchen and therefore offers options for alternative uses.

FAMILY BATHROOM

2.95 x 2m (9'7 x 6'6)

Well proportioned family bathroom located between bedrooms 1 and 2. Opaque window to side. Vinyl non slip flooring and chrome towel radiator. Three piece white suite comprising back to

wall w.c. with concealed cistern, built in vanity w.h.b. and bath with overhead douche shower fitting. Fitted high gloss white furniture and black vanity shelving. Fitted extractor fan. Wet wall lining around bath and shower area.

STAIRCASE & LANDING

Staircase off reception hall to upper level. White wood balustrade and fitted carpet on staircase. Double doored walk in boxroom/storage cupboard taking in generous space under the coomb.

BEDROOM 4

5.62 x 5.18m (18'4 x 16'10) (measured at base of coomb)

An ideal spacious master bedroom with dormer window to rear and velux window to the front. Laminate wood flooring and double central heating radiator. Walk in wardrobe with electric light, fitted shelving and hanging rails.

BEDROOM 5

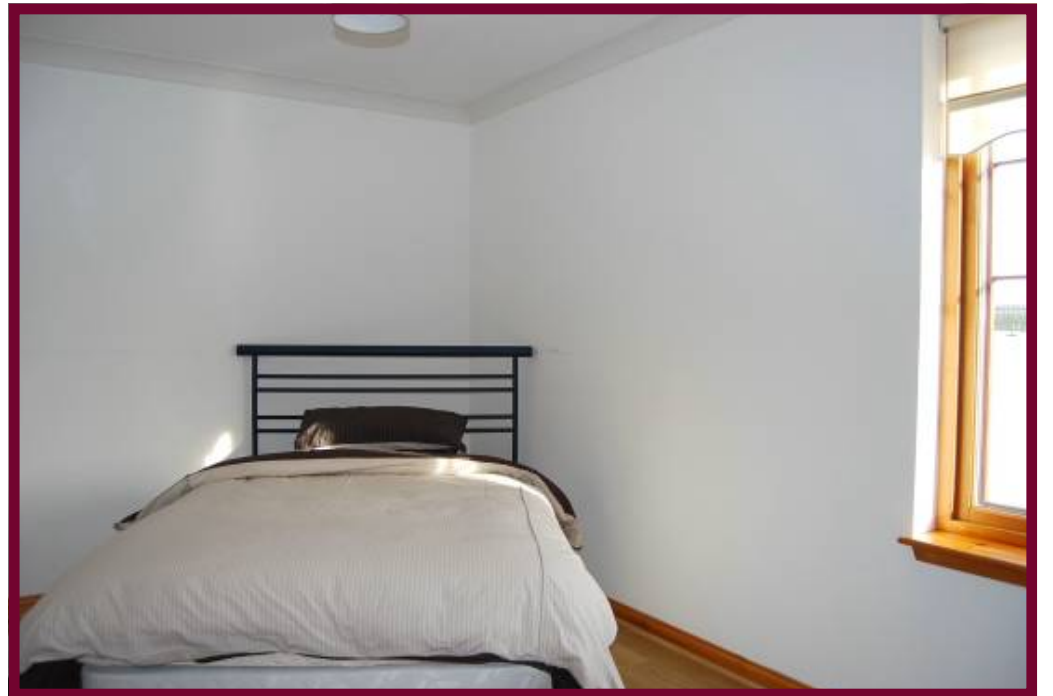
5.50 x 5.18m (18' x 16'10) (measured at base of coomb)

Large double room with dormer window to rear and velux window to the front. Laminate wood flooring and double central heating radiator. Walk in wardrobe with electric light, shelving and hanging rails.

GARDEN GROUND

The property sits in approximately one acre of private grounds enclosed by fencing and secure metal gates. The front of the property is mainly laid for hard-standing and parking for several cars. The back garden is made up of terraced lawns, paved seating and mature trees around the boundaries. Outside power points, lighting and water tap.







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These particulars are believed to be accurate but are not guaranteed and do not form part of any contract. All measurements are taken in metres with sonic device and are approximate. Appliances mentioned in these particulars are believed to be in working order but have not been tested. Our client reserves the right to accept an offer without fixing a closing date, and if a closing date is fixed our client will not be obliged to accept the highest or indeed any offer.

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