



Whitehill Villa 1 Eldindean Road, Bonnyrigg & Lasswade, EH19 2HE

Offers Over £735,000

Viewing Sun 2-4 or by appt tel Agent 0131 525 8666

SIMPSON & MARWICK

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Description

Whitehill Villa is a magnificent 6 bedroom Victorian (c. 1851) property occupying a peaceful location in the Lasswade & Bonnyrigg area. The 'B' listed detached house has a gothic influence with features such as the castellated stonework around the top. Surrounded by mature garden grounds, the property also boasts a guest annex, double garage and large driveway.

Internally the bright, generously proportioned accommodation retains a wealth of beautiful period features and the rooms to the front upstairs offers superb views towards the Lammermuir Hills.

Ground Floor - entrance vestibule with large storage cupboard; hall with stunning flagstone floor and cloak cupboard; impressive sitting room with open fireplace; dining room with bay window; family room; kitchen/breakfast room with central island, gas-fired AGA, granite work surfaces and integrated appliances; WC; utility room with door to the rear garden; and conservatory with French doors to the front. The guest annex, which can be accessed through the utility room or via a private entrance from the rear garden, comprises - double bedroom, ensuite shower room and Jacuzzi room with sauna. An impressive stone staircase with carpet runner leads to the first floor.

First Floor - three generously proportioned double bedrooms all with superb views to the Lammermuir Hills; double bedroom 4; double bedroom 5 (currently used as a laundry room); bathroom with roll top bath; and shower room.

Second Floor - study with great views.



Magnificent 6 bedroom detached villa with guest annex, extensive gardens & double garage

Location

The property is situated in a quiet residential area between Bonnyrigg and Lasswade, which are both within walking distance. Bonnyrigg has a superb range of everyday shopping requirements including a Co-op supermarket, banks, swimming pool/gym and a post office. Lasswade offers a number of popular eateries including the Paper Mill. A large Tesco is located a short drive away at Eskbank and Dobbies is also nearby. The surrounding area offers an excellent selection of countryside walks and Broomieknowe golf course is at the end of the road. The property is conveniently situated within thirty minutes drive of Edinburgh city centre, and provides easy access to the city bypass with links to Edinburgh International Airport and to the motorway network.

Garden

Occupying a large corner plot, the house is surrounded by mature garden grounds. The front garden faces south-east and comprises a lawn, fruit producing trees and bushes, summerhouse, greenhouse and brick store. The large rear garden is mainly laid to lawn and surrounded by a substantial stone wall providing complete privacy from the road and neighbouring properties. There is a further wooden shed and log store to the rear.

Parking

A driveway with stone entrance pillars leads to a double garage and large gravel parking area in front of the house. There is also a carport to the eastern side of the house.

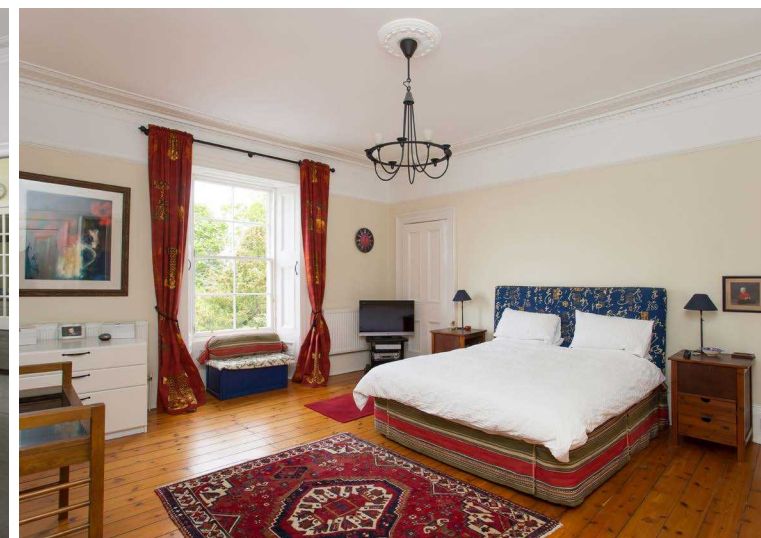
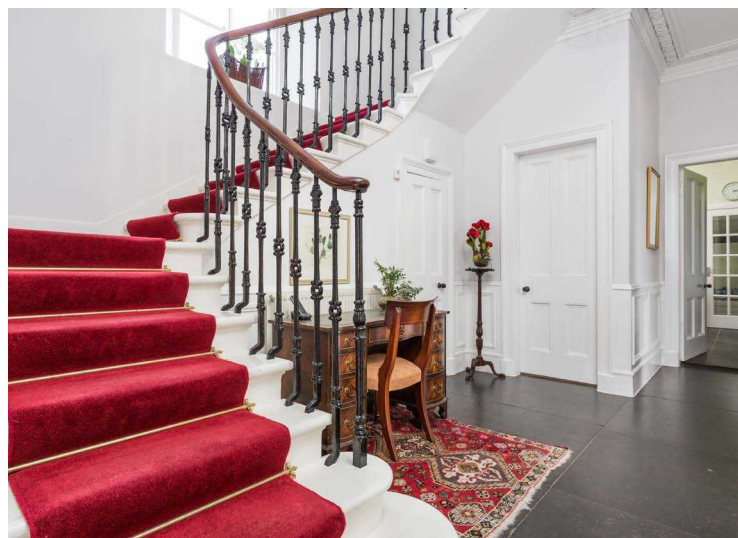
Fixtures and Fittings

All fitted carpets, curtains, blinds and light fittings are included in the sale price as are the following kitchen items - gas hob, oven, extractor hood, gas-fired AGA, dishwasher, larder fridge, freezer and wall mounted television. The washer/dryer in the utility room is also included as are the wardrobes in bedroom 1. The shed, summerhouse and greenhouse in the garden will remain. The mirror in the vestibule and shelves in bedroom 3 are excluded.

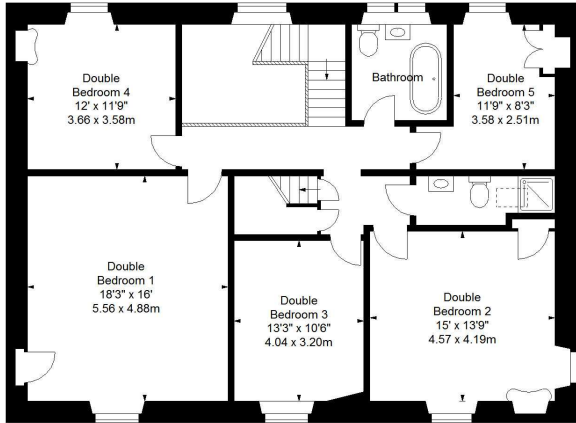
Services

Heating is provided by a gas central heating system powered by a newly installed boiler (October 2014). A separate system serves the annex. Many of the windows have working shutters and the annex has double glazing. The property also has a working security alarm system.

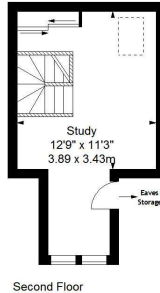
EPC Rating D



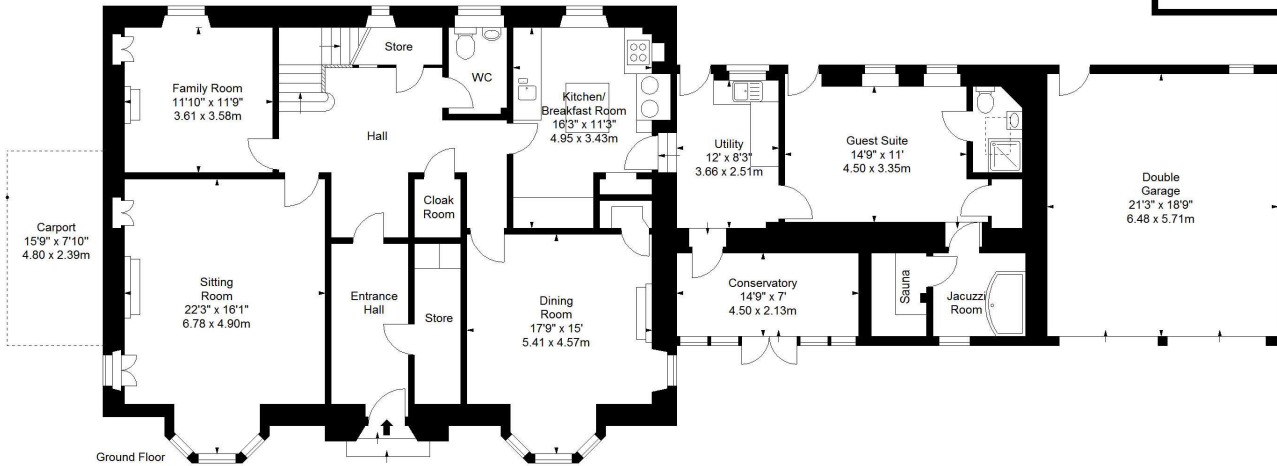
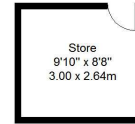
Approx. Gross Internal Area
 4120 Sq Ft - 382.75 Sq M
 For identification only. Not to scale.
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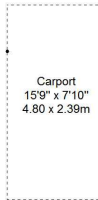
First Floor



Second Floor



Ground Floor



Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.

