McEwan Fraser Legal
Solicitors & Estate Agents

Plot B, The Beeches

LEADBURN, MIDLOTHIAN, EH46 7BE

An exceptional one-acre building plot with full planning permission for a substantial five-bedroom home, stunning countryside views and the potential for additional equestrian land

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McEwan Fraser Legal is delighted to present an exceptional opportunity to acquire a substantial building plot extending to approximately one acre, with full planning permission for an impressive five-bedroom detached family home. Set amid attractive open countryside, with far-reaching rural views and generous grounds, this is a wonderful opportunity for families seeking the space, freedom, and quality of life country living can provide. Of particular interest is the potential to acquire additional land by separate negotiation, offering the opportunity to create an equestrian facility or keep other livestock, further enhancing the appeal of this attractive rural setting. With ample room for children to play, extensive gardens, and the chance to embrace a more outdoor-focused lifestyle, these plots offer the opportunity to create a superb family home in a peaceful rural setting.

THE PLOT

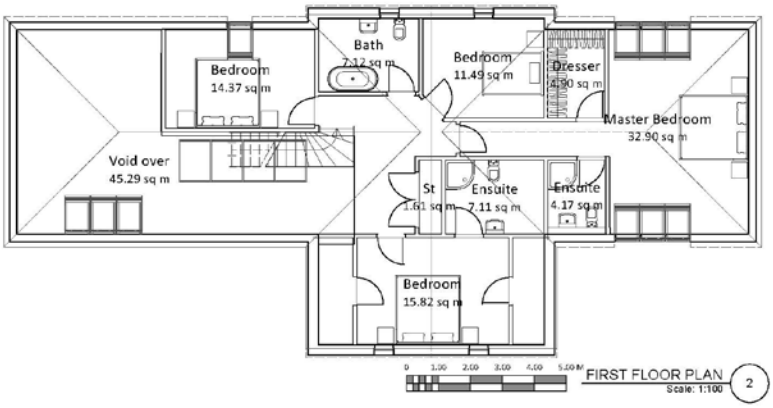
Two adjacent plots are available, each with a desirable north-south aspect and full planning permission for a substantial detached home. Both proposed properties are designed with modern family living in mind, offering generous accommodation, excellent flexibility, and the opportunity to create a home tailored to the needs of its new owners.

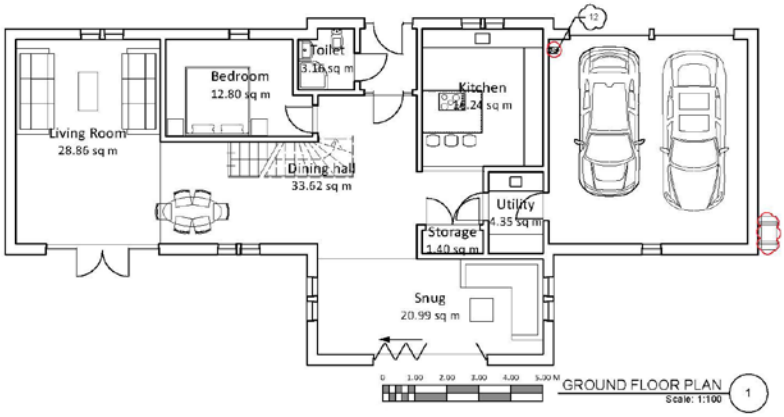
Plot B also extends to approximately one acre and benefits from full planning permission for a substantial five-bedroom detached house of approximately 258 square metres, incorporating an integral double garage. Arranged over two levels, the proposed accommodation offers the space and versatility that growing families increasingly seek, with the opportunity to create generous living areas, comfortable bedrooms and dedicated spaces for working from home or family activities.

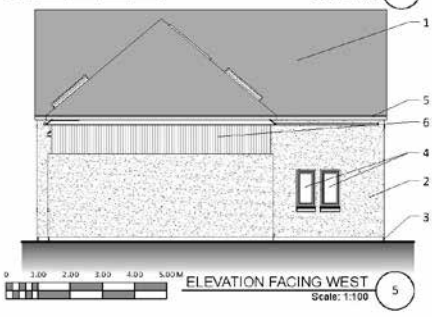
PLOT B

CLICK HERE TO VIEW DRONE VIDEO

PLOT B FLOOR PLAN & ELEVATIONS







The generous size of each plot is particularly attractive, offering space and privacy that can be difficult to find in more conventional residential developments. There is ample potential to establish extensive landscaped gardens, outdoor entertaining areas, vegetable gardens, or play areas, creating a wonderful environment where children can grow up enjoying the freedom of the countryside.

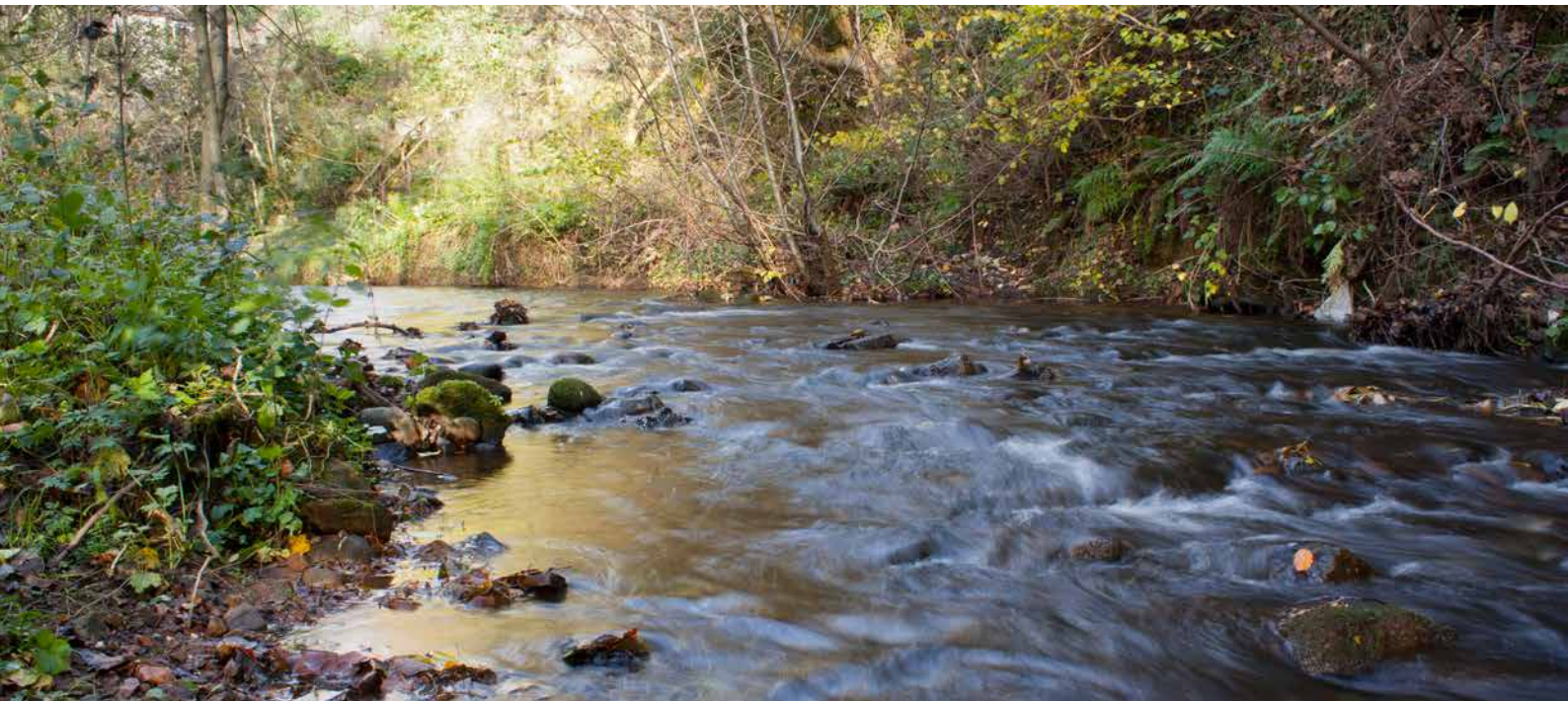
The potential availability of additional land, subject to separate negotiation, adds another dimension to this opportunity. For those with equestrian interests, aspirations to keep livestock, or simply a desire for a more self-sufficient lifestyle, the possibility of securing further land offers considerable flexibility. It is an increasingly rare opportunity to combine a substantial modern family home with the space to pursue outdoor interests and enjoy the benefits of rural living.

With open countryside views, generous individual plots and full planning permission already secured, this is a rare opportunity to create a substantial family home in a beautiful rural setting. Whether you want a spacious single-storey property or a traditional two-storey family home, each plot offers an appealing mix of space, flexibility, and the potential to enjoy a wonderful countryside lifestyle for years to come.

Full details of the planning permissions and proposed house designs are available on request.

THE LOCATION

Leadburn is a charming rural hamlet in the heart of the Midlothian countryside, offering a blend of peaceful country living and convenient access to Edinburgh and nearby towns. Surrounded by attractive open countryside and offering views towards the Pentland Hills and Moorfoot Hills, the area is well suited to families seeking more space, a quieter pace of life, and the opportunity to enjoy the outdoors without sacrificing access to everyday amenities.



The nearby towns of Penicuik and Peebles offer a good range of local shops, supermarkets, cafés, restaurants, and leisure facilities, while Straiton Retail Park provides a wider selection of national retailers within easy driving distance. The area is also well served by educational facilities, with primary and secondary schooling available in the surrounding communities, subject to the relevant catchment arrangements. Both Penicuik and Peebles offer a variety of sports clubs, recreational facilities and activities for children and families.

For families who enjoy the outdoors, the location is particularly attractive. The surrounding countryside offers excellent opportunities for walking, cycling and exploring, while the nearby Pentland Hills Regional Park provides miles of scenic trails and open space. Gladhouse Reservoir is also within easy reach, while the picturesque Borders town of Peebles, situated on the banks of the River Tweed, offers further opportunities for outdoor pursuits, including fishing, walking and mountain biking in the renowned Tweed Valley.

Despite its rural setting, Leadburn is conveniently positioned for commuting, with the A701 providing a direct route towards Edinburgh and connecting roads offering access to the City Bypass, the wider motorway network and the Borders. This combination of countryside tranquillity, access to schools and family amenities, and convenient transport links makes Leadburn an attractive choice for families seeking a more rural lifestyle while remaining within reach of the capital.

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