

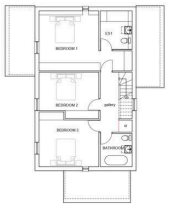
McDougall McQueen
solicitors & estate agents

Annfield Cottage Loanstone, Penicuik, EH26 8PH

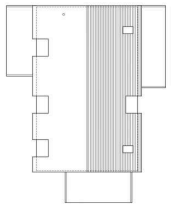
2 1 1 EPC F



01 GROUND FLOOR PLAN 1:100



02 FIRST FLOOR PLAN 1:100



03 ROOF PLAN 1:100



04 WEST ELEVATION 1:100



05 NORTH ELEVATION 1:100



06 EAST ELEVATION 1:100



07 SOUTH ELEVATION 1:100

MATERIALS

ROOF	Main House - Natural Slate generally (dark grey) Lean-to Buildings - Metal Sheet Roofing (dark grey)
WALLS	Main House - Smooth Render (white) Lean-to Buildings - Natural Stone & Metal Sheet Cladding
WINDOWS	uPVC Frames (dark grey)
DORMERS	Roof & Cheeks - Metal Sheet Roofing/Cladding (dark grey)
DOORS	Timber Glazed or Panted (tbc)

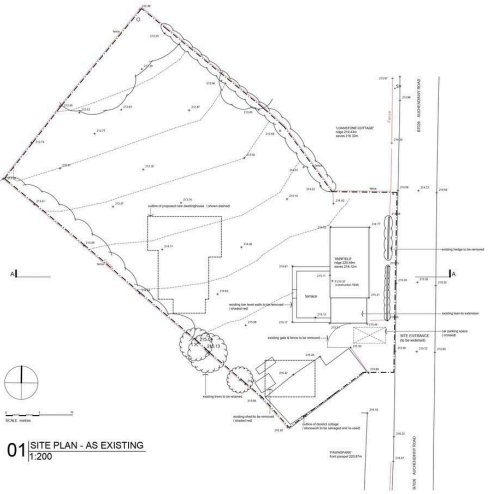
SCALE metres

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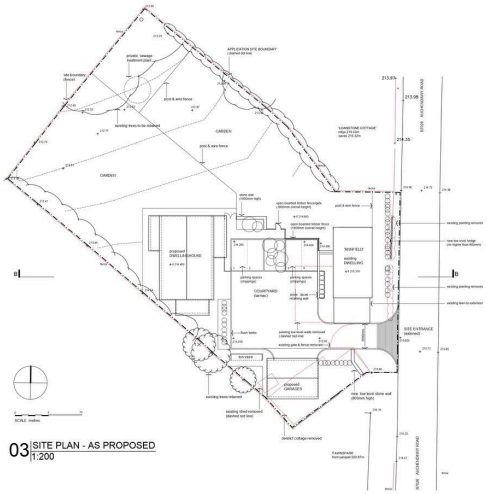
Project
EXTENSION TO EXISTING DWELLING & NEW DWELLINGHOUSE
ANNFIELD, LOANSTONE, PENICUIK, EH26 9PH

Title
NEW DWELLINGHOUSE -
AS PROPOSED PLANS & ELEVATIONS

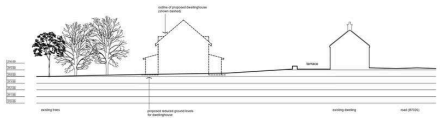
Drawing No. 1318/PL03 Rev A | Scale 1:100 | Date OCT 2014 | Drawn pna



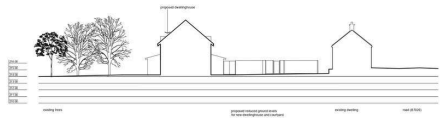
01 SITE PLAN - AS EXISTING 1:200



03 SITE PLAN - AS PROPOSED 1:200



02 SITE SECTION AA - AS EXISTING 1:200



04 SITE SECTION BB - AS PROPOSED 1:200

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Project
EXTENSION TO EXISTING DWELLING & NEW DWELLINGHOUSE
ANNFIELD, LOANSTONE, PENICUIK, EH26 9PH

Title
SITE PLANS - EXISTING AND PROPOSED

Drawing No. 1318/PL01 Revision C | Scale 1:200 | Date OCT 2014 | Drawn pna





Welcome

Welcome to Annfield Cottage, a traditional two-bedroom detached cottage occupying substantial grounds extending to approximately 0.48 acres in a semi-rural setting with lovely countryside views. Requiring full refurbishment throughout, the property offers an excellent opportunity for those looking to renovate and create a home of their own, with planning permission already granted for an extension to the existing cottage. The grounds also benefit from separate full planning permission for the construction of a four-bedroom detached house with a double garage, offering an attractive opportunity for developers, investors and self-build purchasers.

The cottage and approved building plot are being marketed together, although offers for either property separately will also be considered. Please note the Home Report only refers to the existing property and no reference to the land/planning is considered within the Mortgage Valuation. The combined asking price is taking both parts into consideration but for clarity we estimate the land to be valued in the region of £150,000. This provides flexibility for buyers interested in renovating the existing cottage, building their own home or developing the site as a whole.

- Traditional two-bedroom detached cottage requiring full refurbishment throughout
- Semi-rural location with lovely countryside views
- Generous site extending to approximately 0.48 acres, including the existing cottage and approved building plot
- Existing accommodation comprising living room, kitchen, two bedrooms and bathroom
- Driveway and off-street parking
- Planning permission granted for alterations and an extension to the existing cottage (25/00535/DPP)
- Separate full planning permission for a four-bedroom detached house within the grounds (25/00158/DPP)
- Proposed new dwelling comprising entrance hallway, living room, dining kitchen, utility room, fourth bedroom and WC on the ground floor
- Proposed upper floor comprising galleried landing, principal bedroom with en-suite, two further bedrooms and family bathroom
- Proposed new dwelling also benefits from a driveway and detached double garage
- Available as a whole, with offers for the cottage and approved building plot separately also considered
- Ideal opportunity for developers, investors and self-build purchasers

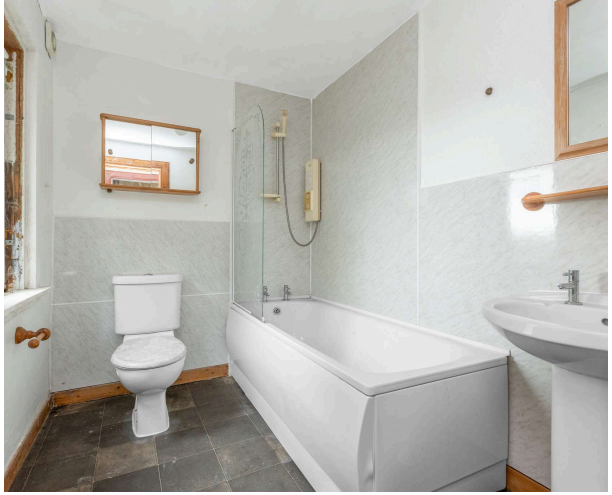














Loanstone

Loanstone is a small rural hamlet situated just outside Penicuik, enjoying a peaceful setting surrounded by the attractive Midlothian countryside. Located along the B7026 between Howgate and Auchendinny, the area offers the appeal of countryside living whilst remaining conveniently placed for access to nearby towns and Edinburgh. Penicuik is only a short drive away and provides a good range of everyday amenities, including supermarkets, independent shops, schooling, healthcare and leisure facilities. The surrounding countryside offers plenty of opportunities for outdoor activities, with the Pentland Hills Regional Park, local woodland walks and several golf courses all within easy reach. Edinburgh and the wider Lothians are also readily accessible, making Loanstone an appealing location for those looking for a quieter rural lifestyle without sacrificing convenience.



Extras

The property is being sold as seen and requires extensive refurbishment and modernisation throughout. Planning permission has been granted for an extension to the existing cottage and the construction of a separate four-bedroom detached dwelling within the grounds. Further information and planning documentation are available.









Get in touch

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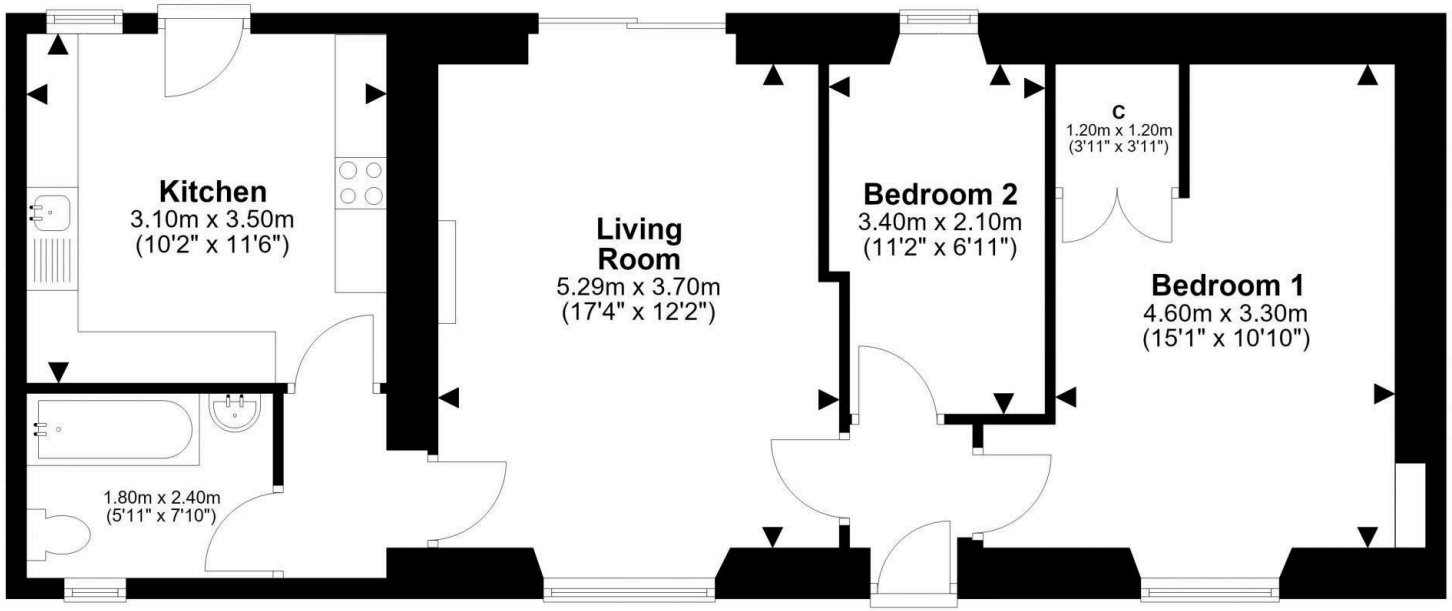
0131 240 3818

Property Hub:
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ

espc CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein 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 for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.