



The Local Area

1 Annsmill is situated south of Edinburgh on the southern edge of Midlothian close to its boundary with Peeblesshire. Local services are available in Penicuik which is three miles distant and caters for most daily requirements with a selection of banks, a post office, a public swimming pool, General Practice medical centre, optician, dentist and a variety of shops. The town has 6 primary schools as well as two high schools. There is also a selection of private independent schools to choose from in and around Edinburgh. This includes George Watson's College which operates a daily school bus service from Penicuik.

In the immediate vicinity of Annsmill, there are two hotels and restaurants including the well regarded Leadburn Inn. To the south of Leadburn, The attractive Borders town of Peebles provides a wide range of shops, professional services, leisure facilities (including a public swimming pool) and cultural interests. There are several hotels and restaurants including the renowned Peebles Hydro Hotel.

Edinburgh has all the services and attractions to be expected of Scotland's capital city. During off-peak traffic conditions, the journey time from Leadburn to the centre of Edinburgh is approximately thirty minutes by car. The X62 bus service runs every half hour from Leadburn crossroads into Edinburgh city centre. Though further away in distance, the journey time to the

airport is similar whilst Edinburgh Royal Infirmary can be reached in about twenty-five minutes.

Situated about halfway between Leadburn and the centre of Edinburgh is Straiton Retail Park. In addition to two supermarkets, this provides a wide range of retailers including Marks & Spencer, Ikea, Costco and Halfords. A park and ride bus service also operate between Straiton and Edinburgh.

While Leadburn is ideally placed for access to urban and suburban services and amenities, it has a very private and pretty rural location and is well situated for those who enjoy outdoor activities. The Pentland Hills Regional Park has over 100km of walks and cycle paths together with trout fishing on several reservoirs and a dry ski slope at the Scottish Ski Centre, Hillend.

To the south, the 'Mountain Biking Mecca' at Glentress Forest can be reached in around twenty minutes' drive by car. The world-famous salmon fishery, the River Tweed, is similarly accessible with many beats offering fishing for let on a day permit basis. Golf is a feature of the Lothians and Borders and the most local courses to Leadburn are at Glencorse and West Linton. The world famous links courses of the East Lothian coast, including the Open Championship venue of Muirfield, are within about forty minutes drive under normal traffic conditions.



LOCATION IMAGES: PENICUIK TOWN CENTRE & WEST LINTON TOWN CENTRE



1 Annsmill

A rare opportunity to purchase a substantial four-bedroom semi-detached villa set within two acres of ground; a combination of beautiful landscaped gardens and woodland, with potential for paddock/development. Located on the outskirts of Penicuik and only eight miles from Edinburgh city centre. The property started its life in the late 1700s as a mill and has been modified by the current owners into a spacious family home with flexible formal and informal accommodation. With many features throughout, including three double bedrooms and a master bedroom with en-suite, oil fuelled central heating, two multi-fuel stoves, and landscaped gardens with a greenhouse, double garage, sheds and studio. This property would suit those looking for a substantial rural family home within easy commuting distance from Edinburgh.





An entrance porch with a secure timber glazed front door and tiled floor provides ample space for coats and shoes, and a secure timber double-glazed door leads on to the hallway. The ground floor accommodation includes a welcoming spacious hallway with under stairs cloak cupboard/storage, an oak stairway to the upper floor and stunning floor to ceiling window. A generous family room is accessed from both the hallway and the lounge. It benefits from views to the front of the property and the driveway. The very generous lounge has a protruding bay window which looks over the garden to the side and a built-in window seat. It has doors into the summer room to the rear of the property, the family room to the front and the inner hall. The focal point of the room is a large 8 KW Charnwood Cove 2 multi-fuel stove. The inner hall has a barrel ceiling, laminate flooring and serving hatch into the dining room, which currently being utilised as an office. Doors from the inner hall lead to the kitchen/diner and rear hall/utility room.



The heart of the home is the very spacious open-plan split-level kitchen/diner. The kitchen area itself is semi-circular and it has windows the full width overlooking the rear garden and patio. There is a good array of floor mounted kitchen units finished in oak with contrasting worktop and ceramic tiling over the propane gas 'range'. The Rangemaster is included in the sale. There is a one and a half bowl stainless steel sink with mono-bloc mixer and waste disposal unit, kickboard heaters, exposed beams with low-voltage lighting and a slate floor. On the upper level, there is a generous dining area with a

natural timber floor and lots of space for a large dining table and chairs. A large walk-in cupboard houses the Combi boiler and has considerable shelving. The dining room is currently used as an office and has twin windows overlooking the front drive. There is a tiled floor and walk-in cupboard offering shelved and standing storage. A full height fireplace with a mirrored mantle and Morso solid fuel stove. The rear hall doubles as the utility room and provides access to the downstairs WC. The utility has space and plumbing for a washing machine and tumbles dryer. There is also a sink,

storage and coat hanging area. The downstairs WC has a two-piece white suite, vinyl flooring and a small window giving natural light. Completing the ground floor accommodation is the sunroom with exterior glazed doors leading to the rear patio and extensive garden. It is currently used as an informal dining and sitting area. It has laminate flooring, wooden pulley clothes drier (Clothed maid) and internal doors to the kitchen/diner and lounge. A small rear inner hallway separates the garden room from the kitchen. The hall contains a coat hanging and storage area.



An oak stairway leads to the upper floor landing with access to all four double bedrooms (master en-suite) and a family bathroom. Three of the double bedrooms have views over the rear garden and surrounding open countryside. The master bedroom comes with a large fitted wardrobe, a separate walk-in wardrobe and an en-suite shower room. The en-suite is fully tiled, has a three-piece suite in white including a WC, wash hand basin and superb walk-in shower. Combined mirror/cabinet and chrome bathroom accessories, shaving point, mechanical extractor fan, heated towel rail, Saniflo and tile flooring. The upper floor accommodation is completed by a contemporary family bathroom. The bathroom has been recently decorated and has a four-piece suite in white including a large (1800cm length) bath with combined bath filler/mixer/shower head, WC and wash hand basin. There is a separate shower cubicle, a combined mirror/cabinet and chrome bathroom accessories. Twin windows overlook trees and the open countryside beyond. Below the windows are built-in storage units. Shaving point, heated towel rail, mechanical extractor fan and Amtico flooring.

There is double glazing throughout, oil central heating, multi-fuel stoves in the lounge and dining room and gas bottles for the kitchen range located to the side of the house. Outside there is a large tarmac driveway with space for several vehicles. The garden grounds have been wonderfully landscaped to incorporate original stone walls and remnants of the former mill. There is a vegetable garden with a greenhouse behind the inner walled garden and to the side of the property a large area of well-maintained lawn leading up to the studio. A mono-block path to the rear of the property leads to a patio/sitting area.

This unique property, coupled with its gardens and location would make an ideal family home for those looking for a rural retreat within the commuting distance from Edinburgh, early viewing is highly recommended.





The Details

Approximate Dimensions
(Taken from the widest point)

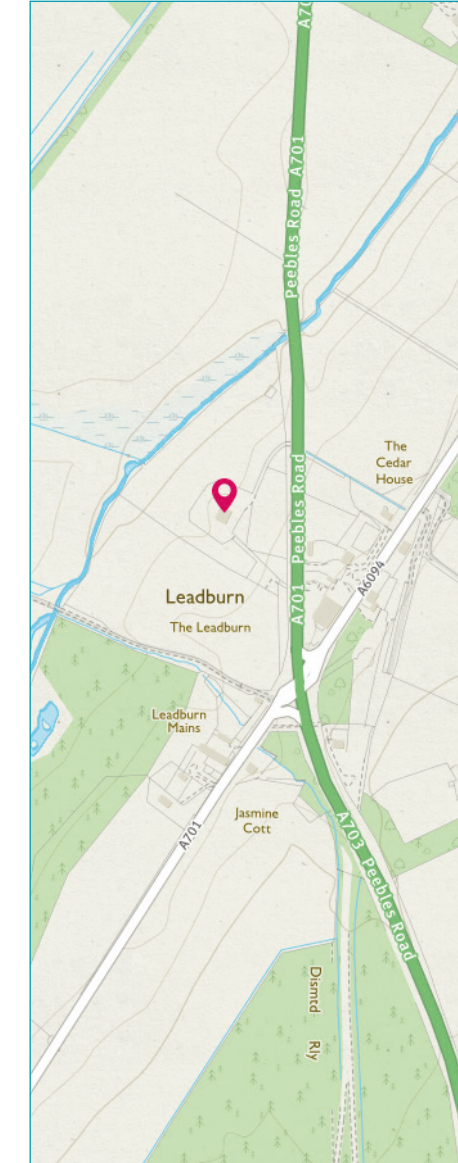
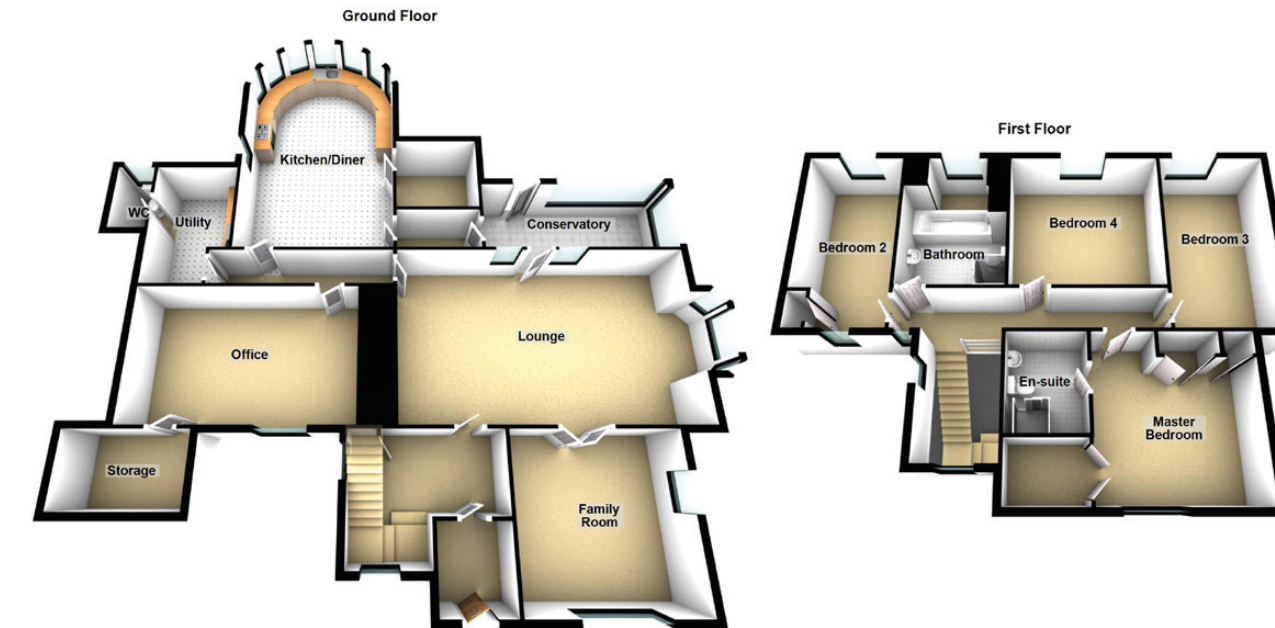
Lounge	8.58m (28'2") x 4.80m (15'9")
Kitchen/Diner	7.24m (23'9") x 4.48m (14'8")
Conservatory	5.40m (17'9") x 2.04m (6'8")
Family Room	4.19m (13'9") x 4.11m (13'6")
Office	5.25m (17'3") x 3.39m (11'1")
Utility	3.72m (12'2") x 2.33m (7'8")
Master Bedroom	4.09m (13'5") x 3.98m (13'1")
En-suite	2.48m (8'2") x 1.99m (6'6")
Bedroom 2	4.87m (16') x 2.61m (8'7")

Bedroom 3	5.05m (16'7") x 2.83m (9'3")
Bedroom 4	4.04m (13'3") x 3.88m (12'9")
Bathroom	2.98m (9'9") x 2.60m (8'6")
WC	2.00m (6'7") x 1.06m (3'6")

Gross internal floor area (m²): 252m²

EPC Rating: D

Extras (Included in the sale): All fitted floor coverings, fixtures and many light fittings. Blinds, curtain poles and bedroom curtains. Rangemaster cooker, Greenhouse and sheds.





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