



License No: ES100012703



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

- 1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
- 2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

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**EDDLESTON
 MILL HOUSE
 EDINBURGH ROAD
 EH45 8QP**

FIXED PRICE £595,000



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**SUPERB DETACHED FAMILY
HOME IN PLEASANT
VILLAGE LOCATION
COMFORTABLE COMMUTE
INTO EDINBURGH
EXTREMELY FLEXIBLE
LIVING ACCOMMODATION
TRADITIONAL CHARACTER –
MODERN COMFORTS**

**ENTRANCE PORCH
3 / 4 PUBLIC ROOMS
LIVING/DINING/KITCHEN
CLOAKS/SHOWER ROOM
5 / 6 BEDROOMS
2 EN-SUITE SHOWER ROOMS
FAMILY BATHROOM
EN-SUITE DRESSING ROOM AND
LEISURE ROOM
OIL CENTRAL HEATING
DOUBLE GLAZING
GARDEN
DOUBLE GARAGE/WORKSHOP**

VIEWING: TELEPHONE GSB

PROPERTIES 01620 825368

OR SELLER 01721 730610

General Description

Eddleston is an attractive rural village located some 19 miles south of Edinburgh on the A703 Peebles road. It has a charming village community with an excellent modern primary school, fine restaurant in the "Horseshoe Inn" and the "Barony Hotel", all within walking distance. The village is also on a regular bus route. Mill House is located within the conservation area of the village.

Peebles is the main centre serving the area and has an excellent shopping centre, schooling for all ages and a wide range of recreational facilities including a modern swimming pool, leisure centre and golf course. Of particular note are the Peebles Hydro Hotel and the Stobo Spa health centre. Eddleston is situated in the midst of typically beautiful borders countryside, with the Meldon Hills on the doorstep and yet all the benefits of a major capital city is about half an hours drive to the north with main line rail connections and an international airport. The Straiton shopping centre on the outskirts of Edinburgh is only 20 minutes away by car.

The original parts of Mill House are believed to date back to the 1650's and Bonny Prince Charlie is reported to have stayed in the house. In recent years it has been greatly extended, completely upgraded and modernised and now provides extremely spacious family accommodation with a flexible layout. Whilst the older part of the house still retains some original and pleasing features it combines well with the high specification modern comforts in the newer part. These include excellent all round insulation, full oil fired central heating, high performance double glazed windows and doors and telephone and TV points in most rooms. Good quality, contemporary fittings are evident in the kitchen and all bathrooms. Outside there is an attached double garage/workshop and the enclosed garden includes a useful storage/utility area, ample parking space for several vehicles and an attractively landscaped garden that extends down to Eddleston Water.

Accommodation

ENTRANCE PORCH

Double doors open into a large porch with timber lower walls, double glazed windows and a vaulted ceiling. Vietnamese polished marble tiled flooring. Door to kitchen.

SITTING ROOM 10.50m x 5.10m (34'0" x 16'8")

A beautifully proportioned room currently used as one large sitting room but could easily be sub-divided if preferred. Bright and airy with windows and French doors to South, West and North. Gas stove set on a raised hearth. Oak wood flooring.



DINING ROOM 6.35m x 5.75m (21'7" x 18'10")

A stunning room which is the focal point of this house – with a staircase leading up to a gallery landing with large cupola providing natural light, and two windows to the side of the property. Large walk in storage cupboard with electric light. Oak wood flooring.

FAMILY ROOM 4.15m x 4.15m (13'8" x 13'8")

Located in the older part of the house, this room makes for an ideal second lounge. Corniced ceiling, picture rail and fireplace with open grate. Double window to front, shelved display recess and sanded floor.

KITCHEN

5.95m x 4.15m (19'6" x 13'6") and 3.0m x 3.15m (9'10" x 10'4")
A large L shaped living/dining/kitchen well fitted with modern storage units and including a stainless steel double drainer sink unit with mixer tap and a superb Kenwood stainless steel range cooker and cooker hood. Large central breakfast bar with solid beech worktop. Windows to front and side of property. Secondary stainless steel sink unit and gas hob located in a utility area with large larder off. Tiled flooring in the kitchen area and oak wood flooring in the living/dining area.



SHOWER ROOM 1.50m x 1.35m (4'10" x 4'5")

Located close to the kitchen and back door and fitted with a large shower cubicle, wc and wash hand basin with glass bowl. Tiled flooring.

LANDING

A striking feature of this property is the large gallery landing, which is well lit by a large central roof light and off which are all the bedrooms. Fitted carpet.

BEDROOM 1 4.60m x 4.30m (15'1" x 14'1")

The master bedroom has two south facing gable end windows and a west facing Velux roof light. It has its own dressing room with two built in fitted wardrobes and dressing table unit. In addition there is an en-suite shower room with wash hand basin, bidet, wc and large shower cubicle.

LEISURE ROOM 5.10m x 4.25m (16'8" x 13'10")

Leading off the dressing room and originally intended as a gymnasium/media room, it contains a double Jacuzzi corner spa bath in one corner.

BEDROOM 2 3.80m x 3.35m (12'5" x 10'11")

Double bedroom with period fireplace and window in gable wall. Fitted carpet. This bedroom also has en-suite facilities with wash hand basin, wc, bidet and corner shower cubicle.

BEDROOM 3 4.45m x 3.20m (14'6" x 10'6")

Double bedroom with a connecting door to bedroom 2 and with a Velux roof light with a pleasant outlook to the front of the property. Fitted carpet.



BEDROOM 4 3.85m x 3.70m (12'8" x 12'2")

A pleasant double bedroom with a period fireplace and window to the side. Fitted carpet.

BEDROOM 5 5.20m x 2.90m (17'2" x 9'6")

A large double bedroom currently used as an office and which could easily be sub-divided into two single bedrooms if preferred. Two dormer windows, fitted carpet.

GARAGE

Attached brick and stone built double garage with twin up and over doors to the front and light and power laid on.

GARDEN

The front garden includes a tarmac driveway with flower and shrub borders. A gate to the side of the garage opens into a large parking area behind the garage and to the side of the house. There is a very useful fenced off storage/utility area which also houses the oil tank. The main garden is laid out to grass with well stocked flower and shrub borders and slopes down to the Eddleston Water, which is owned to the mid point and is a particularly attractive feature of the property. There is a large decked sitting area outside the lounge. Outside security lights and tap.

