

COULTERS[©]

WELCOME TO:
DAMHEAD

9 Damhead, Lothianburn, Edinburgh, EH10 7DZ



DAMHEAD AT A GLANCE:



Semi-Rural Pentland Hills location



Semi-detached cottage



Large outbuilding with potential for conversion



Excellent links into Edinburgh



Large garden with beautiful views



Private driveway

EXTRAS:

Blinds, curtains (excluding those in the living room), light fittings (excluding those in the hall), carpets, fitted floor coverings, both garden huts and vegetable garden cage are included in the sale price. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a picturesque and desirable semi-rural setting with this charming, semi-detached property in Damhead that sits just seven miles from Edinburgh's City Centre. A much-loved family home, it boasts stunning views of the surrounding countryside. The accommodation is well-presented throughout with versatile living areas including a conservatory and dining room. Set within an ideal location for commuting to Edinburgh and beyond, it presents a superb opportunity for a variety of buyers.

- A south-facing living room with a wood-burning stove and superb open views and stylish patio doors which offer access to the private garden.
- A family dining room with a warm interior including wood-effect flooring.
- Farmhouse style kitchen with white wall and floor cabinetry set alongside wood-effect worktops and flooring. Integrated appliances include eye-level oven and electric hob.
- A south-facing conservatory offering unobstructed countryside views and direct access to the patio and garden.
- Principal double bedroom with built-in cupboards and beautiful garden views over to the Pentland Hills.
- A second double bedroom offers ample space for freestanding furniture.
- Family bathroom with separate walk-in shower and three-piece white suite.
- Spacious study or attic bedroom on the first floor with VELUX windows.
- Oil heating and double glazing throughout. Solar panels have been fitted to the roof.
- Idyllic garden with vegetable patch, potting shed and timber hut. Extending to approximately 0.216 of an acre.
- Large outbuilding with potential for conversion (subject to consent's), currently used as a workshop.
- Gravel driveway suitable for multiple cars.
- Substantial outbuilding suitable as a large garage with additional space for storage/workshop.





LOCATION, LOCATION, LOCATION:

Lying approximately seven miles south of Edinburgh, Damhead is a beautiful rural setting close to the Allermuir Peak of the Pentland Hills. Its proximity to the City Bypass provides excellent links to the capital as well as access to both the M8 and A1 to take you across the entirety of the Lothians.

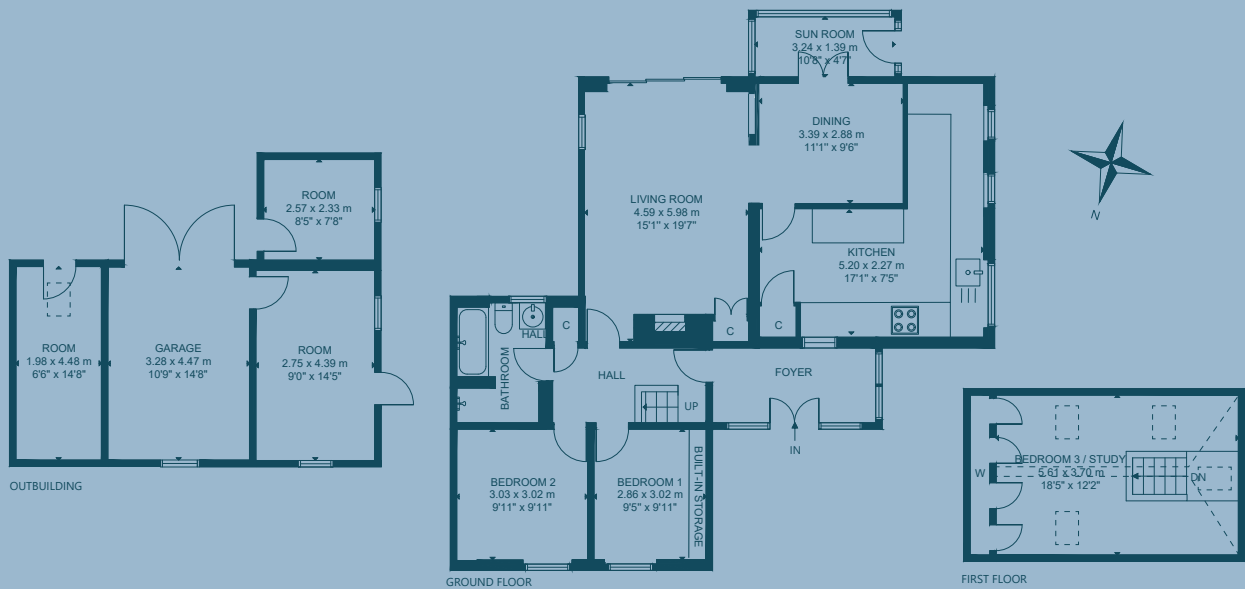
Closer to home, Straiton Retail Park is located only two miles from the property offering a wide range of shops including Costco, IKEA and a Sainsbury's superstore. The nearby communities of Bilston and Loanhead offer an array of independent retailers in a close-knit setting.

Recreational opportunities include peaceful walks and cycles in the Pentland Hills Regional Park, and Midlothian Snowsports Centre at Hillend offers the opportunity to enjoy some skiing or snowboarding.

Nearby schooling includes Bilston Primary School and Beeslack Community High School. Edinburgh University's Easter Bush Campus is also within a 3 minute drive.



FLOOR PLAN:



9 Damhead, Lothianburn, Edinburgh, EH10 7DZ
Approx. Gross Internal Area Excluding Outbuildings
1,324 Sq Ft - 123 Sq M
For identification only. Not to scale.
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WE'D LOVE TO HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

