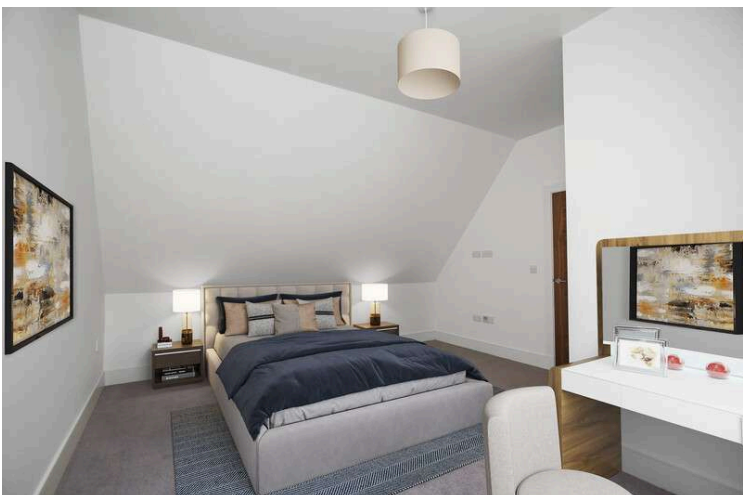






Located in the tranquil grounds of Whitehill Country Estate this fabulous two bedroom stable conversion has been carefully restored and redeveloped to offer well-proportioned accommodation arranged over two floors. The property offers an abundance of space boasting a large open plan lounge with a fantastic kitchen/diner, two double bedrooms with the master en-suite. We would recommend an early viewing.

- Living/dining/kitchen open plan
- Kitchen equipped with a range of wall and base units along with integrated appliances
- Downstairs cloaks comprising WC, wash hand basin
- Staircase to the upper level
- Master bedroom with en-suite shower room
- Further double bedroom
- Bathroom comprising WC, wash hand basin and bath with shower over
- Sash and case windows
- Gas central heating
- Gated entrance
- Beautiful, shared grounds



## Location

Boasting the most spectacular landscaped grounds, Whitehill Country Estate is a unique proposition for those seeking an outstanding quality of life. At approx. thirty minutes from the centre of Edinburgh, at Whitehill, you really can have it all. Accessed via a private drive, your arrival to the estate is nothing short of breath-taking. This unique development centres around Whitehill House, an impressive example of Tudor Jacobean architecture which sits majestically in mature grounds, surrounded by the estate's own golf course. Purchasing within the development gives access to an incredible range of facilities including golf club membership, maintained grounds and of course the hours upon hours of beautiful walks and tranquillity in a setting normally reserved for The National Trust. This pioneering development is like no other. The sensitive restoration of the main house contrasts with pockets of exclusive architecturally designed homes around the estate, forging a diverse and vibrant community. Whether you are looking for a modern family home, period apartment, main residence or second home, one thing remains...the once unattainable dream of living on a country estate is now possible at Whitehill Country Estate.

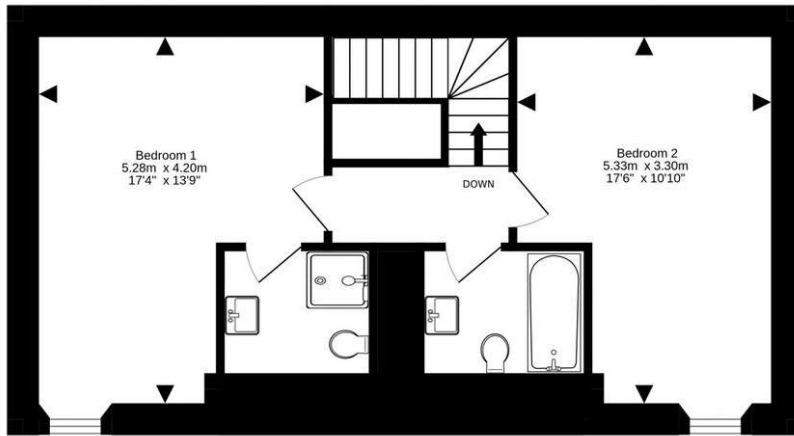
## Agents note

Please note some of these images have been digitally staged.  
External video link to the grounds :- <https://player.vimeo.com/video/850160464>

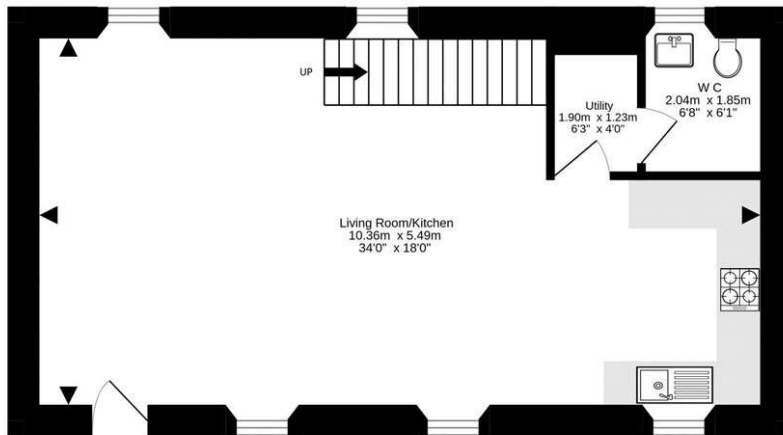
## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



1st Floor



Ground Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

