

# 2 Roseview Farm Steading

LEADBURN, WEST LINTON, EH46 7BE



*Stunning five-bedroom detached house enjoys a beautiful rural setting and forms part of a small bespoke development*



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McEwan Fraser is absolutely delighted to present this immaculate, five-bedroom, detached house to the market. The property enjoys a beautiful rural setting and forms part of a small bespoke development within easy commuting distance of Edinburgh. This substantial home offers impressive internal proportions and sits on a large plot with an extensive garden which wraps around the property, and enjoys open views towards the Pentland Hills.

# THE ENTRANCE HALL



Entering the property, you arrive in a vestibule which enjoys integrated storage on both sides. Double doors then take you into an imposing central hallway which is finished with ceramic tiles, and a beautiful bespoke staircase. The proportions and finish that greet you are immediately impressive and offer the first real clue to the quality on offer throughout the property. The central hallway gives access to all principal ground floor rooms and includes a cloakroom.

Ground-floor accommodation focuses on a stunning open-plan living area which you access through double doors to your left. This extensive through-room has the kitchen to one end and provides ample floor space for a full suite of furniture, including a large dining table. The room is naturally bright with windows on all four sides, finished with wooden flooring, and boasts an eye-catching fireplace with a wood-burning stove. While the fireplace creates a natural focal point, the space on offer will give the new owner plenty of flexibility to create their ideal living space. The kitchen includes a generous range of base and wall mount units, supported by a large island, that are all topped with stone worksurfaces. There is a range of premium Siemens integrated appliances and a ceiling-mounted extractor above the island.

## OPEN PLAN LIVING AREA



# THE KITCHEN



# THE LIVING ROOM



Moving across the hall, there are two additional public rooms on the ground floor; a formal living room and a large study which could readily be adapted as a fifth double bedroom. The living room offers plenty of space for a large suite and includes French doors opening into the garden.



# THE STUDY/BEDROOM 5



# THE UTILITY & WC





The first-floor landing gives access to four large double bedrooms which all enjoy their own en-suites. Bedroom one overlooks the rear garden, enjoys a dedicated dressing area and has extensive floor space for a full suite of freestanding bedroom furniture. The attached en-suite boasts excellent natural light, partial tiling, a dual sink and a large walk-in shower. Bedroom two is a bright dual-aspect double with a large integrated wardrobe and a further immaculate en-suite shower room. Bedroom three includes a large free-standing wardrobe that will remain with the property, and a full en-suite bathroom with shower over bath. Bedroom four, a final large double on the upper level, includes integrated wardrobes and an en-suite shower room with a large walk-in shower. For extra warmth and comfort, the property enjoys full double glazing and full underfloor heating from an air source pump.

# BEDROOM 1



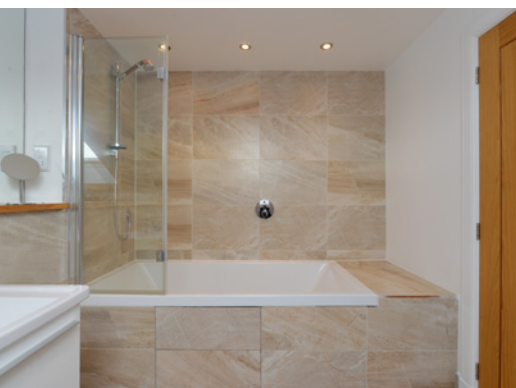




# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



The first-floor landing gives access to four large double bedrooms which all enjoy their own en-suites



To the front, the property enjoys a private front garden which is largely laid to a lawn, in keeping with neighbouring properties, and a large monoblock driveway with space for up to four vehicles.

The extensive rear garden wraps around the property on two sides and is fully enclosed. There is an extensive lawn, two large patio areas and an open view across the surrounding countryside and the Pentland Hills.

This impressive property must be viewed to be fully appreciated.

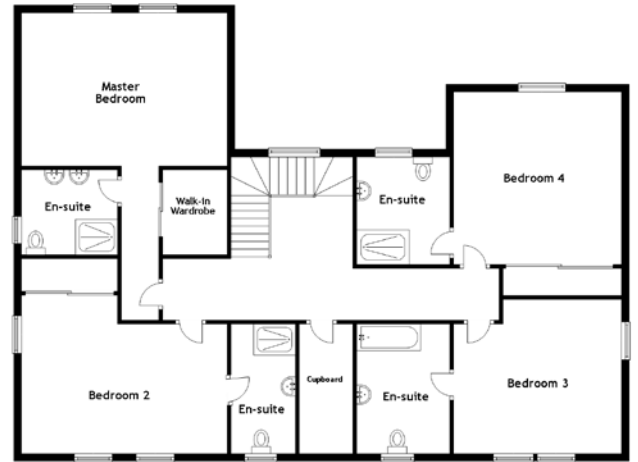
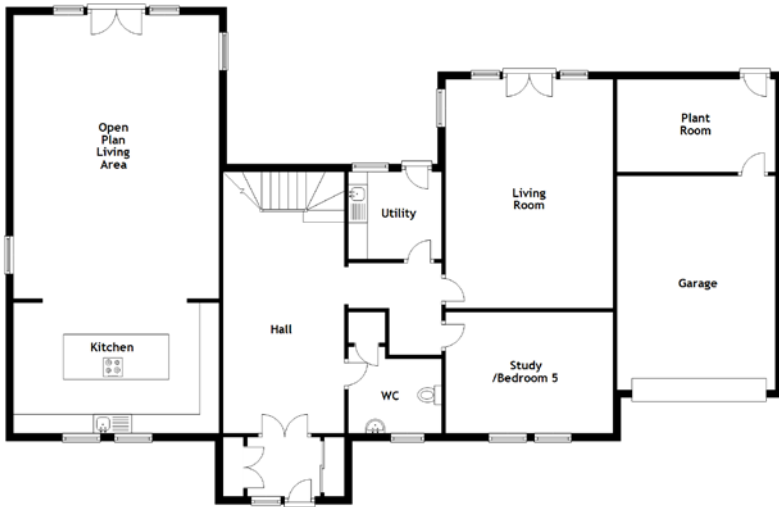
# EXTERIORS







# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

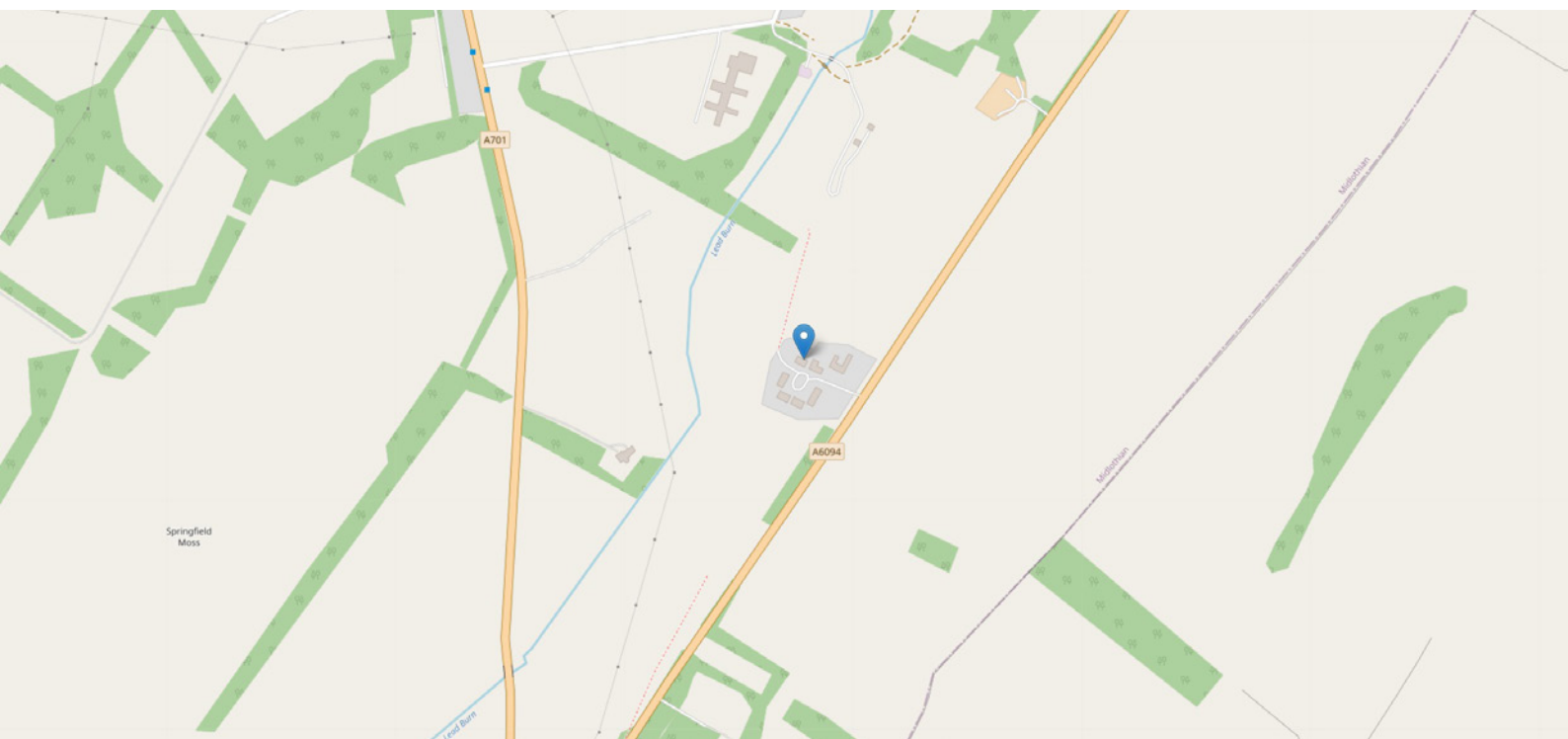
Open Plan Living Area	7.46m (24'6") x 5.41m (17'9")
Kitchen	5.41m (17'9") x 3.44m (11'3")
Utility	2.45m (8') x 2.30m (7'7")
WC	2.45m (8') x 2.28m (7'6")
Living Room	6.02m (19'9") x 4.41m (14'6")
Study/Bedroom 5	4.41m (14'6") x 3.18m (10'5")
Master Bedroom	5.41m (17'9") x 4.03m (13'3")
En-suite	2.53m (8'4") x 2.23m (7'4")

Bedroom 2	5.41m (17'9") x 4.12m (13'6")
En-suite	3.40m (11'2") x 1.69m (5'6")
Bedroom 3	4.41m (14'6") x 4.05m (13'3")
En-suite	3.40m (11'2") x 2.45m (8')
Bedroom 4	4.53m (14'10") x 4.41m (14'6")
En-suite	2.82m (9'3") x 2.45m (8')
Plant Room	4.17m (13'8") x 2.43m (8')
Garage	5.63m (18'6") x 4.17m (13'8")

Gross internal floor area (m<sup>2</sup>): 289m<sup>2</sup>  
EPC Rating: B

[VIRTUAL TOUR  
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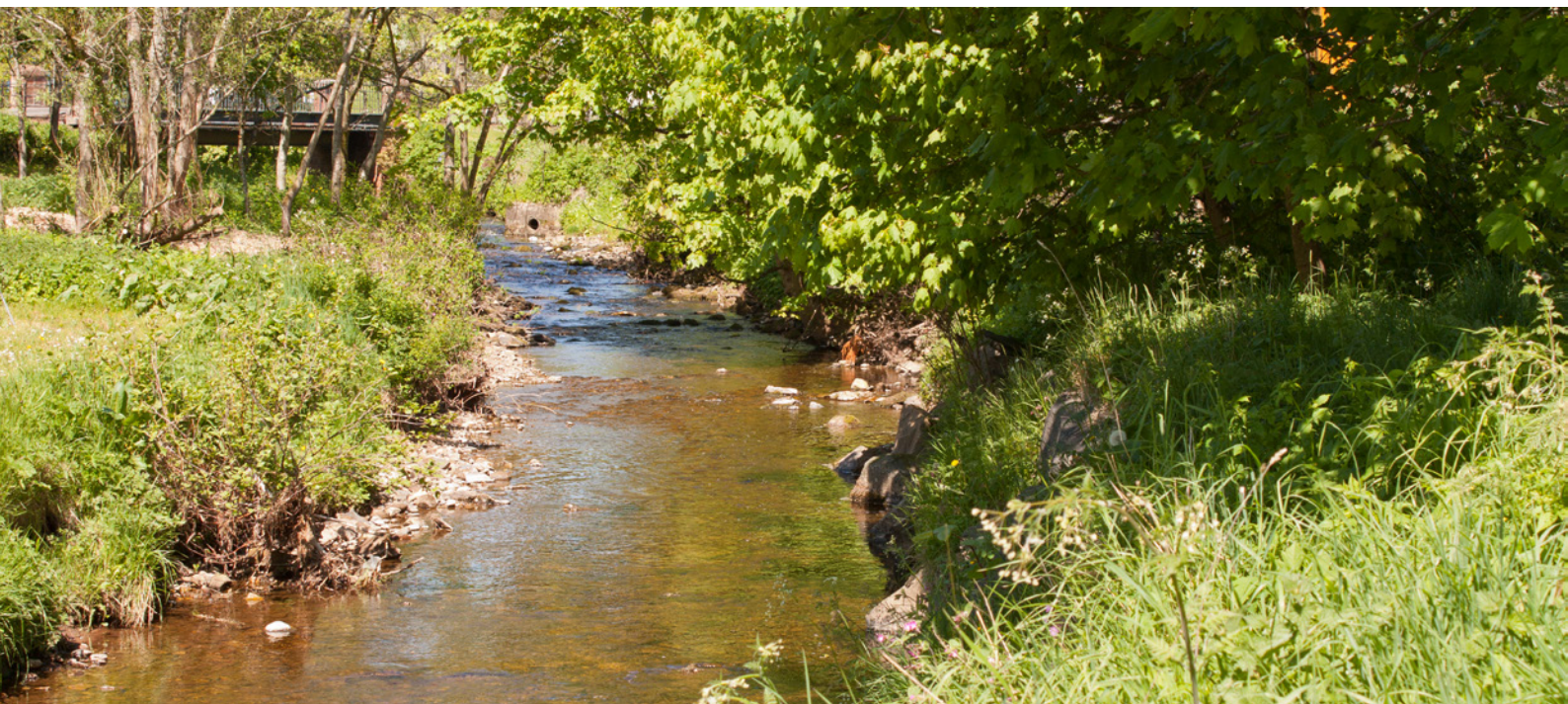
[DRONE FOOTAGE  
CLICK HERE](#)





# THE LOCATION

Roseview Farm Steading is situated south of Edinburgh on the A6094 between Howgate and Leadburn. It is therefore only three miles from Penicuik which offers a good selection of restaurants, bars and shops including Tesco and Lidl supermarkets. There is a 24 hr Asda, Ikea, Costco, Sainsbury's, M&S Food and many other stores at Straiton Retail Park by Loanhead. Further local services in Penicuik include a selection of banks, a public swimming pool, medical centre, optician, dentist and a variety of shops. The town has six 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 Leadburn, there are two hotels and restaurants including the well-regarded Horseshoe 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 30 minutes by car. The X62 bus service runs every 1/2 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 25 minutes.

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 20 minute's 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 40 minute's drive under normal traffic conditions.



  
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