



7 WILLIAM BURN GROVE | ROSEWELL





7 William Burn Grove Rosewell

A contemporary detached four-bedroom home with impressive interior spaces and design features. Located within a breath-taking country estate only thirty minutes from the city centre.



Situation:

7 William Burn Grove is one of only 10 exclusive homes, in a magnificent setting within the grounds of the historic Whitehill Estate. This property has been beautifully styled to create a true feeling of space and light throughout.

The estate is set beside the picturesque Whitehill Golf Course designed by the eminent Swiss golf course architect, John Chilver-Stainer. In addition, the new Club House, incorporates a small bar and cafe, to which residents are welcome.

The area itself provides a diversity of activities that are right on your doorstep.

With Whitehill Golf Course adjacent, keen golfers have the ideal opportunity to play. There are also a wide range of lovely walks in the woods, which adjoin the estate, and the Esk Valley Trail is close by.

Excellent mountain biking trails can be found in the surrounding countryside, and for those who enjoy horse riding, Thornton Farm stables are close by. This is the perfect location for children to enjoy the wonders of the countryside and join in the regular outdoor activities organised within the local community.

The local shopping is excellent with all the major supermarkets close by – Tesco, Sainsburys, Morrisons and M&S, as well as Straiton Retail Park.

Whitehill Woods is a mere 16 miles from Edinburgh Airport connecting you to the world. Eskbank railway station is only 15 minutes away connecting you with both the city centre and The Borders.

Summary:

This is a cohesively designed four-bedroom detached family home with expansive yet welcoming open-plan living spaces throughout. Located within a secluded country estate, while only thirty minutes from Edinburgh.

Accommodation:

7 William Burn Grove comprises a master bedroom with en-suite and dressing room, three additional spacious bedrooms and a combined living, dining and kitchen area. There are several striking design features in this property, including a charming private terrace to the front of the home, sizeable bedrooms, one of which leads onto the private terrace, plenty of storage space and private double garage. The property is fitted with a high-quality specification throughout including a German designed kitchen with integrated appliances and bathrooms finished in Italian ceramic tiling, granite shelving, sleek Vitra sanitary ware and Grohe fittings.

Every aspect of this property is carefully thought through, from the private landscaped garden with terrace area, all the way through to the expansive open plan kitchen, lounge and dining area with wraparound glass doors and wood-burning stove. Upstairs, respite can be found in the private study, or in one of the five generous bedrooms, two of which are en-suite.



7 William Burn Grove – 2,700 SQ FT / 250.9 SQ M

First Floor: A large entrance hall with utility room, bathroom and WC leading into bedroom 4/Study. You are then met with a large open plan kitchen, dining, and living room providing access to the garden. There is an external garage

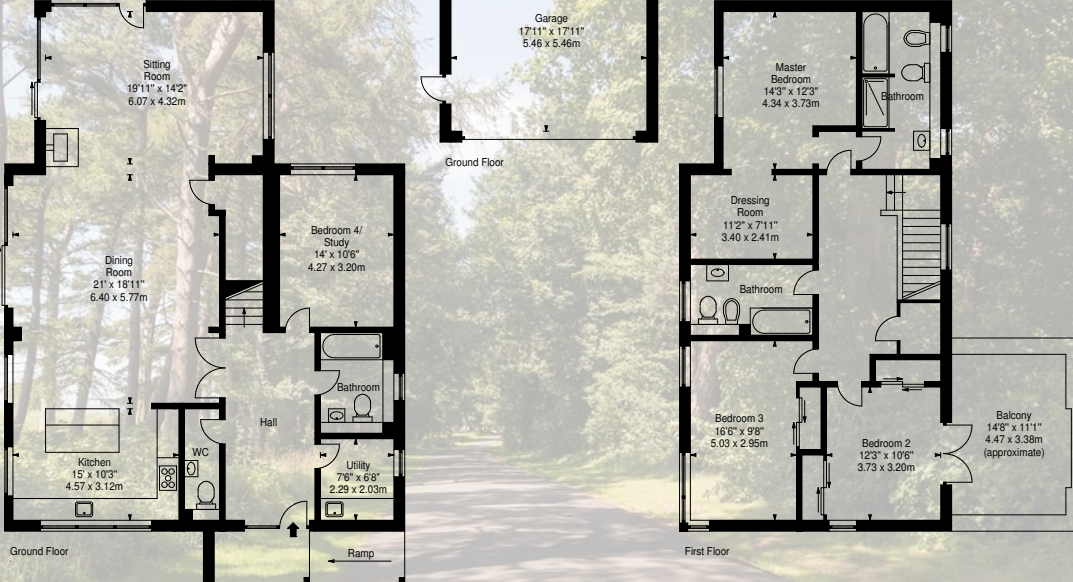
2nd Floor: Master bedroom with en-suite and large dressing room, bedroom 2 with fitted wardrobes and access to a large terrace and bedroom 3 with fitted wardrobes.

Specification:

- Kitchens: Top of the range German kitchen and appliances with stone worktops.
- Bathrooms and Cloakrooms: Tiled bathrooms by Collinson's with granite shelves for ease of cleaning and baths and WC with bidets by Vitra. Taps, etc by Grohe. Heated towel rails in all bathrooms.
- Wardrobes and Stores: Timber walnut sliding doors fitted throughout with internal fittings by Tissetanta the award winning Italian manufacturer (the internal fittings to individual preference as a small extra can be provided).
- Utility Room - A spacious well-equipped utility room with sink unit, worktop and storage
- Doors: Internal doors solid walnut finished for fire and sound proof qualities.
- Floor Finishes: Italian ceramic tiles throughout all ground floor rooms and halls on a cement
- screed containing underfloor heating on solid concrete base give continuity and solidity. First floor timber floors carpeted with 50 oz wool carpet throughout.
- Windows: Solid timber windows by Rationel and Janex with powder coated aluminium outer skin for minimal maintenance, laminated triple glazing for heating economy.
- Automation Electrics & Control: Lighting throughout by LED. Wall mounted thermostatic control for heating optimised by electronic unit. BT high speed fibre has been provided to the house (Owner must arrange supply with BT in usual way). Cat 5 cabling throughout. Burglar alarms with sophisticated instant communication possible to a variety of phones when away. These alarms can also remotely control a variety of other appliances such as heating, lighting and temperature control.
- TV points and wiring with HD video and sound to bedrooms and living areas possible.
- Door entry phones are fitted.
- Garages & Parking: Double garages can allow the largest cars and generous storage space. Fitted with German Hormann up and over doors insulated and electrically operated.
- Parking: Large private parking areas allow for several vehicles at each house.

**William Burn Grove,
Rosewell,
Midlothian, EH24 9EU**

SquareFoot
Approx. Gross Internal Area
2461 Sq Ft - 228.63 Sq M
Garage
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
© SquareFoot 2017



Fixtures and Fittings:

Only appliances specifically mentioned in the particulars of sale are included in the sale price. In all other aspects, the treatment of fixtures and fittings within the relevant Conveyancing Standard Clauses apply.

Services:

Heating: Gas fired Worcester Bosch condensing boiler with external temperature compensating optimiser controls, feed under floor heating on ground and thermostatically controlled radiators on first floor. Remote control via internet possible. 300 litre pressurised storage tank for good shower pressure. High quality wood burning stove in living areas.

Viewing:

By appointment through Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160 or email whitehillwoods@rettie.co.uk

Misrepresentations:

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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