



4 Newlandrig
Gorebridge, Midlothian

Delightful 4 bedroom home with around 3.58 acres in rural Midlothian with equestrian land, stables and outbuildings.

A stone-built family home in the rural hamlet of Newlandrig near Gorebridge, providing paddocks perfect for equestrian lovers and within easy reach of the city bypass and Edinburgh city.

**TWO
RECEPTION
ROOMS**

**FOUR
BEDROOMS**

**TWO
BATHROOMS**

**TWO
OUTBUILDING**

**3.58 ACRES**

**FREEHOLD**

**RURAL/
VILLAGE**

**4,272 SQ FT**

**OFFERS OVER
£495,000**



The property

4 Newlandrig is a detached stone-built family home with over 2,178 sq ft of light-filled, flexible accommodation over two floors. The charming house features modern amenities benefitting from a delightful, rural outlook.

Easily accessed via a private gravelled drive providing ample car parking with further access to the property's outbuildings and a gated access to the property's extensive paddock/grazing land.

The property opens to a hall with access to the timber floored family room with views to the garden. There are two doors that provide access to the kitchen/breakfast room and the impressive drawing room. The dual aspect kitchen/breakfast room is tiled and has floor and wall units, a rolltop worksurface, sink with drainer, and space for table and chairs with views over the garden. Electrical items include a two-door electric oven with 4-ring electric hob with tile splashback and a free-standing tall fridge freezer. Adjacent, the utility room has timber clad walls, a sink and drainer, a

clothes pulley, a washing machine, a tumble dryer, a deep freezer and an oil-fired boiler. A door provides access to the garden with a further door providing access back to the main hall. There is an en-suite shower room with a shower cabinet, a wash hand basin and a WC, ideal for use after outdoor activities.

The imposing and spacious drawing room is accessed via steps from the family room and features a vaulted ceiling with exposed beams and timber floor. The bright, triple aspect room contains a working open fireplace with stone hearth and timber mantel shelf. Double French doors provide access to the garden. Returning to the hall, there are two versatile front aspect bedrooms. One benefits from generous built-in wardrobes, a desk/dressing table with the opposing room having a timber floor and fireplace with log burning stove. Used currently as an additional reception room. Completing the ground floor accommodation is the family bathroom with a bath, a wash hand basin and WC.



A staircase ascends from the hall to the first floor arriving at two charming, timber floored and vaulted dual aspect double bedrooms featuring dormer windows and built-in wardrobes.

Outside

A mature beech hedge provides privacy to the front of the house. The property is approached via a gravelled driveway at its side for private parking with access to two large, vaulted outbuildings with skylights providing natural light. The first outbuilding is attached to the house containing stabling for four horses with internal and external storage space. A six-bar gate gives access to the adjacent, detached garage/outbuilding. Extending to 976 sq ft, this space offers use for a variety of purposes such as workshop, garage for multiple vehicles or storage. The garden to the rear of the property is mainly laid to lawn and features a paved terrace, ideal for entertaining and al fresco dining with views over the property's electric fenced paddock. This extending to around 3 acres of gently sloping pasture, and backs onto mature woodland which extends down to the Vogrie Burn.

Location

The hamlet of Newlandrig is situated between Gorebridge and Pathhead on the Tyne-Esk Trail, ideal for hiking, cycling and walking. The nearby Vogrie Country Park has a café, playpark and nine-hole golf course with the Pentland Hills, East Lothian coastline and numerous golf courses offering a plethora of outdoor activities.

The villages of Gorebridge and Pathhead offer day-to-day amenities and primary schooling. Gorebridge has a library and leisure centre and the Pathhead a Post Office, a pub, a bakery, a GP surgery, a pharmacy and takeaway. There is a 24-hour Tesco supermarket in Eskbank (about 5.2 miles), further town centre amenities and secondary school in Dalkeith with high street brands at nearby Kinnaird and Pentland Retail Parks as well as in Edinburgh city centre. Transport links are excellent with the city bypass easily not far away providing access to central Scotland's motorway network. A Park & Ride north of the bypass (about 6.2 miles) connects to Edinburgh and Gorebridge station (about 1.6 miles) offers regular services to the Borders and Edinburgh Waverley.



Distances

- Gorebridge 1.8 miles, Pathhead 2.4 miles, Dalkeith 6.4 miles, Edinburgh 13.8 miles, Edinburgh Airport 20.5 miles. (all distances are approximate)

Stations

- Gorebridge 1.6 miles.
- Newtongrange 3.1 miles.

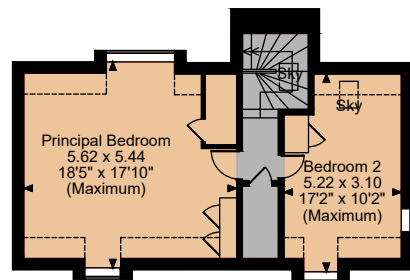
Key Locations

- Vogrie and Dalkeith Country Parks.
- Edinburgh Castle & Edinburgh Zoo.
- Newbyres Medical centre.

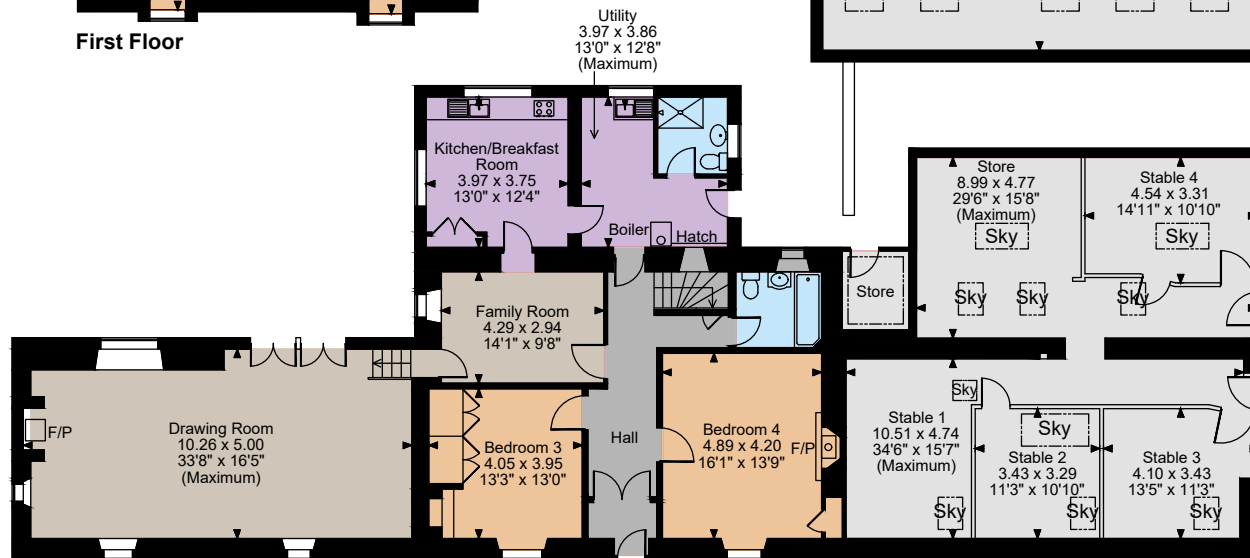
Schools

- Stobhill Primary School (about 1.8 miles)
- Tynewater Primary School (about 2.6 miles)
- Newbattle High School (about 3.3 miles)
- Private schools: Loretto, George Heriot's College and George Watson's College.





First Floor

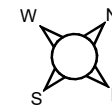


Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,178 sq ft (202 sq m)

Garage internal area 976 sq ft (91 sq m)

Stables & Store internal area 1,118 sq ft (104 sq m)

Total internal area 4,272 sq ft (397 sq m)

For identification purposes only.

Directions

EH23 4NS

what3words: ///episode.ounce.rebounder

General

Council Tax: Band G

Local Authority: Midlothian Council

EPC rating: Band F

Services: Mains water and electricity, private drainage. Oil fired boiler providing central heating.

Tenure: Freehold

Agricultural holding number: 563/0015

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Fixtures and Fittings: All items in the Particulars of Sale are included in the sale price.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

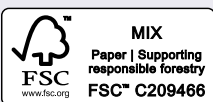
Edinburgh

23 Melville Street, Edinburgh EH3 7PE

0131 226 2500

edinburgh@struttandparker.com

struttandparker.com



@struttandparker

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