

Galbraith

10 LUGTON BRAE
DALKEITH, MIDLOTHIAN



10 LUGTON BRAE, DALKEITH, MIDLOTHIAN

Fantastic opportunity in highly desirable location.

Dalkeith 0.6 miles ■ Straiton Retail Park 3.9 miles ■ Edinburgh City Centre 6.6 miles

- 1 reception rooms, 3 bedrooms.
- Brilliant semi-detached house in highly sought-out location.
- Fantastic opportunity.
- Extensive garden grounds.
- Peaceful and convenient location.

Galbraith

Kelso
01573 224244
kelso@galbraithgroup.com





SITUATION

Lugton Brae sits in the highly sought-after area off the Old Dalkeith Road, enveloped by woodland and open parkland on the upper hills of the North Esk River valley. The property offers a peaceful setting backing onto Dalkeith Country Park. With the popular town centre being located just half a mile away. The busy town offers excellent amenities with independent retailers, restaurants and cafes and a range of supermarkets. Fine dining can be enjoyed at Dalhousie Castle Hotel & Spa and Melville Castle Hotel, both close by. Dalkeith Community Campus provides modern sports and leisure facilities, while golfers are well served by Melville Golf Centre with its 9-hole course and driving range, Newbattle Golf Club, Kings Acre Golf Course in Lasswade, and Broomieknowe Golf Club in Bonnyrigg. Dalkeith Country Park surrounds the rear of Lugton Brae and is a major attraction, with beautiful woodland walks, cycling trails, and the renowned Fort Douglas adventure playground and Restoration Yard café. Schooling can be found at Dalkeith High School and King's Park Primary School, while Loretto School in Musselburgh offers a local private schooling option, with further private schooling available in Edinburgh. Dalkeith is a popular commuter town, with strong connections by road and rail, lying between the A68, A7, and very close to the City Bypass, with a quick rail connection to Edinburgh via nearby Eskbank railway station.

DESCRIPTION

10 Lugton Brae offers a fantastic opportunity to purchase a 3-bedroom house in the outskirts of Edinburgh. The property is in need of modernisation and comprises of a Lounge, Kitchen, Bathroom, 3 double bedrooms and a large private garden which borders the scenic Dalkeith Country Park.

ACCOMMODATION

Ground Floor: Entrance hallway, living room, kitchen, bathroom, bedroom and storage.

First Floor: 2 Double bedrooms.

GARDEN (AND GROUNDS)

Gated private garden to the rear of the property, comprising of large lawn areas and mature woodland.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Gas	Band F	D	Available	Available

ACCESS/THIRD PARTY RIGHTS OF ACCESS/ SERVITUDES ETC

The drive at the rear of 10 Lugton Brae is shared with the neighbouring 12 Lugton Brae. Vehicular access is obtained to the rear of 10 Lugton Brae by the shared access located behind the Dalkeith Country Park gate to the east of the property. Please refer to the site plan (page 7) and note the green hatched area is 50% shared ownership with 12 Lugton Brae. No parking will be permitted on either of these areas at any time. There are two parking options for the purchaser, either on street parking at the front of the property or creating your own space within the sale area.

The purchaser will be provided with the code for the Dalkeith Country Park gate. The gate must remain locked at all times unless being used for access purposes. For more information on both points, please speak to the Galbraith team.

The property lies within a conservation area and within the Dalkeith House (Palace) Gardens and Designed Landscapes area. Due to the nature of the property being located within Dalkeith Country Park, the Seller will retain a right of pre-emption over the property. The purchaser will be required to maintain the park wall fronting the road and contribute to the maintenance of the shared access and gate.

POST CODE

EH22 1JX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///unwound.curable.lectured

SOLICITORS

Anderson Strathern, Edinburgh, EH3 9BP

LOCAL AUTHORITY

Midlothian Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

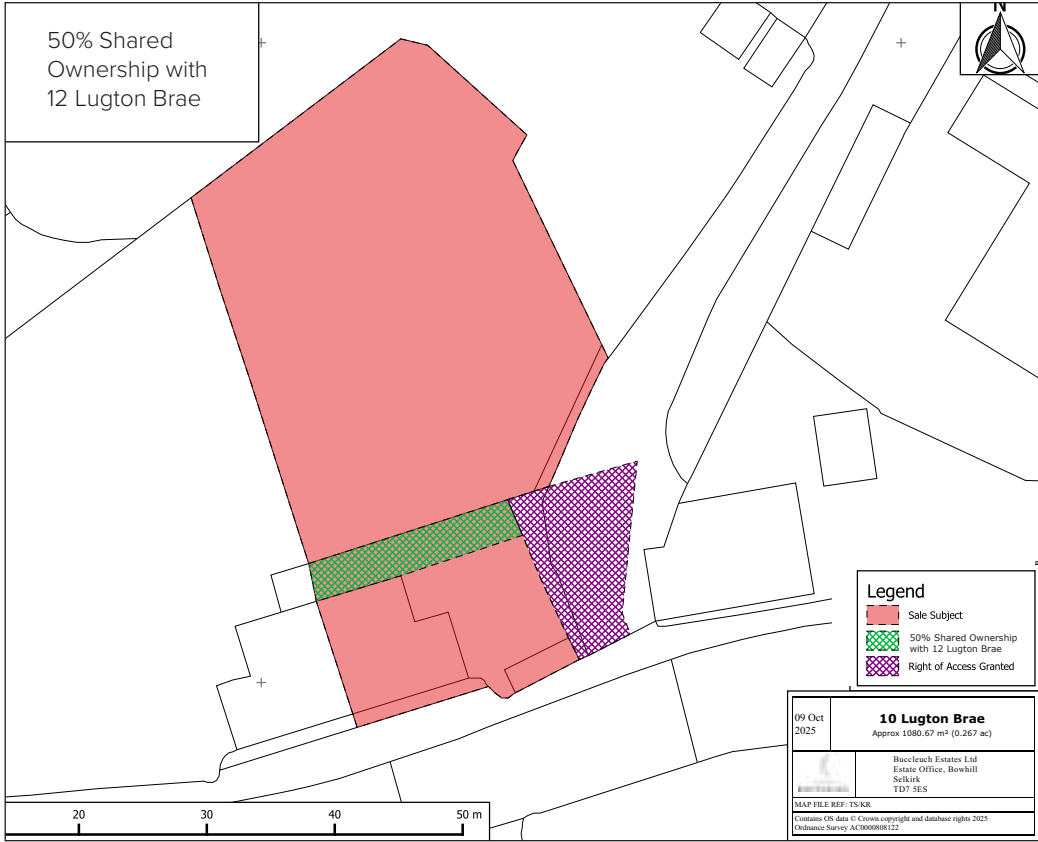
ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.



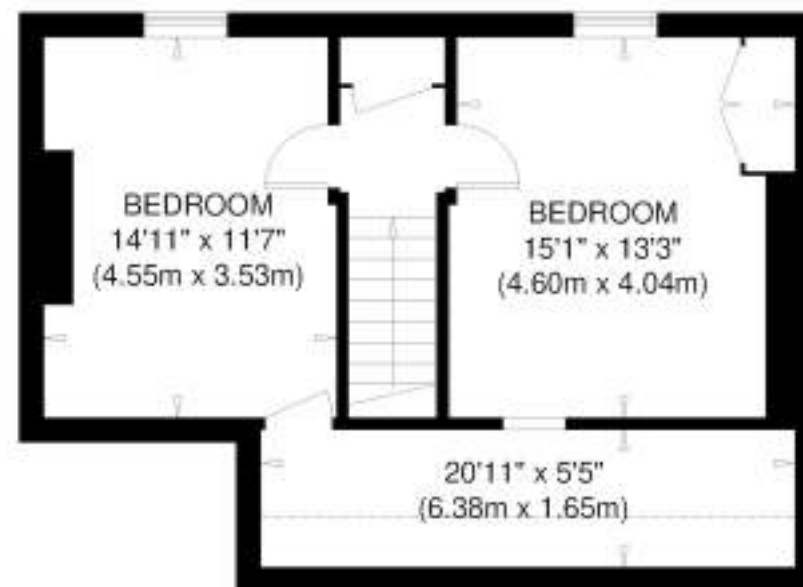






GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 66.2 SQ M / 712 SQ FT

 = Reduced headroom below 1.5m / 5'0"



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 52.4 SQ M / 564 SQ FT



LUGTON BRAE
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 118.7 SQ M / 1276 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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www.photographyandfloorplans.co.uk



HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in October 2024

Galbraith



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