



Galbraith

WHITELAW FARM
BABERTON ROAD, JUNIPER GREEN, EDINBURGH

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A spacious farmhouse, former stable and byre ready for conversion (subject to necessary consents).

Baberton 0.9 miles ■ Currie 3.7 miles ■ Edinburgh 6.8 miles

- 3 reception rooms 3 bedrooms
- Farmhouse and outbuildings prime for future development (subject to necessary consents)
- Central yet rural location excellent for commuters
- Formerly boarding kennels and livery yard
- Borders Baberton Golf Club with views of the 6th green
- Flexible accommodation throughout

Galbraith

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 OnTheMarket





SITUATION

Whitelaw Farm is located to the north west of Baberton and enjoys an elevated position on the edge of Baberton Golf Course with excellent views to the north. The site lies approximately 7 miles west of Edinburgh City Centre and enjoys good access to the Edinburgh City Bypass which is located 3 miles to the east.

The town of Currie is approximately 4 miles to the west by car or 1 mile by foot and has a wide range of local amenities including shops, bars, and restaurants, together with medical services and primary and secondary schooling.

There are regular bus services from Baberton to the City Centre and other commercial centres including Edinburgh Park and Sighthill Industrial Estate.

Edinburgh City Centre is host to a wide range of services, including national high street retailers, medical services, leisure facilities, entertainment venues, professional and financial services, including the headquarters of many financial institutions.

DESCRIPTION

Formerly a riding school and boarding kennel now a rural holding in need of modernisation and refurbishment. Opportunities and possibilities are varied to turn this property back into a successful business or a rural family home. The outbuildings give the possibility of a conversion into a well-designed steading development, which have proven popular over the years subject to planning consent.

ACCOMMODATION

The accommodation is set over two floors and comprises:

- Ground Floor:** Entrance hall, living room, dining room, sitting room, dining kitchen, and utility.
- First Floor:** Two double bedrooms, box room and bathroom.

GARDEN (AND GROUNDS)

Externally the property benefits from a byre, store, tack room, and stable block. As well as a large courtyard, hard standing with timber kennels, lawn to the side and rear, with some mature trees bordering the golf course. The courtyard is accessed via a private gate which then offers ample parking for multiple vehicles. To the south of the property is Baberton Golf Course where the 6th green is easily viewed from the grounds.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Whitelaw Farm	Mains	Mains	Private	Freehold	Electric and LPG	Band D	G02

POST CODE

EH14 5AB

WHAT3WORDS

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

SOLICITORS

Neilsons, Edinburgh

LOCAL AUTHORITY

Edinburgh City Council

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

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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.

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. Photographs taken February 2024.







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