

# 11 Boghall Farm Cottages

Biggar Road | Edinburgh | Midlothian



**Galbraith**

# Detached cottage set on the outskirts of Edinburgh with open views



Penicuik 3.5 miles | Edinburgh 7 miles | Stirling 39 miles

(All distances are approximate)

1 reception room, 3 bedrooms, bathroom, kitchen, boot room/cloakroom

Detached cottage on one level

Open countryside views

Easy access to the city bypass

Local amenities and schooling nearby

# Galbraith

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[galbraithgroup.com](http://galbraithgroup.com)



Living Room



Kitchen

## Situation

11 Boghall Farm Cottage sits approximately 7 miles to the south of Edinburgh city centre. Set in the beautiful Midlothian countryside, the location provides the best of both worlds, with all the benefits of a rural environment, whilst being perfectly placed for access to Edinburgh city centre, all major road networks and Edinburgh International Airport.

Penicuik is the nearest town, approximately 3.5 miles from 11 Boghall Farm Cottage, and provides superb amenities including local shops, restaurants, supermarkets, banks and leisure facilities. Excellent local schooling is available at nursery, primary and secondary levels. Further out of town shopping can be found at nearby Straiton Retail Park.

Edinburgh city centre is within easy reach and provides all the amenities you would expect from a capital city. Edinburgh city bypass is less than 7 miles from the property, and connects to the Central Scotland Motorway Network, A1 and Edinburgh International Airport whilst a number of Edinburgh's highly-regarded fee paying schools are located to the south of the city centre.



Kitchen

## Description

11 Boghall Farm Cottages is an attractive single-storey cottage offering well-proportioned accommodation and an appealing rural outlook. The property enjoys beautiful countryside views to the rear, and the interior feels bright and welcoming, with natural light enhancing the main rooms.

Entered via a practical porch, the hallway provides access to all areas of the home. The kitchen is fitted with a range of wall and base units and benefits from an adjoining cloakroom and a rear door leading directly to the garden. The sitting room is a comfortable space with two large windows that draw in excellent natural light and frame the garden. There are two generous double bedrooms, both with built-in wardrobes, along with a further single bedroom that could also serve as a study or home office. The bathroom comprises a three-piece white suite with bath, electric shower overhead, wash hand basin and WC.

Externally, the cottage is set within a large wrap-around lawn, enclosed by a mature hedge and low fencing, offering a pleasant green outlook and ample space for outdoor enjoyment. Parking is available to the front of the property.



Bedroom



Bathroom



Bedroom



11 Boghall Farm Cottages presents an excellent opportunity for those seeking a bright, well-laid-out home with attractive countryside views, while remaining within easy reach of local amenities and transport links.

## Accommodation

**Ground Floor:** Porch, Hall, Kitchen, Living Room, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Cloak Room.

### Tenure

Private

### Local Authority

Midlothian Council

### Council Tax

Band D

### EPC

Band F30

## Services

Mains water and electricity are connected | Private drainage | LPG heating | FTTP | Mobile Signal

## Directions



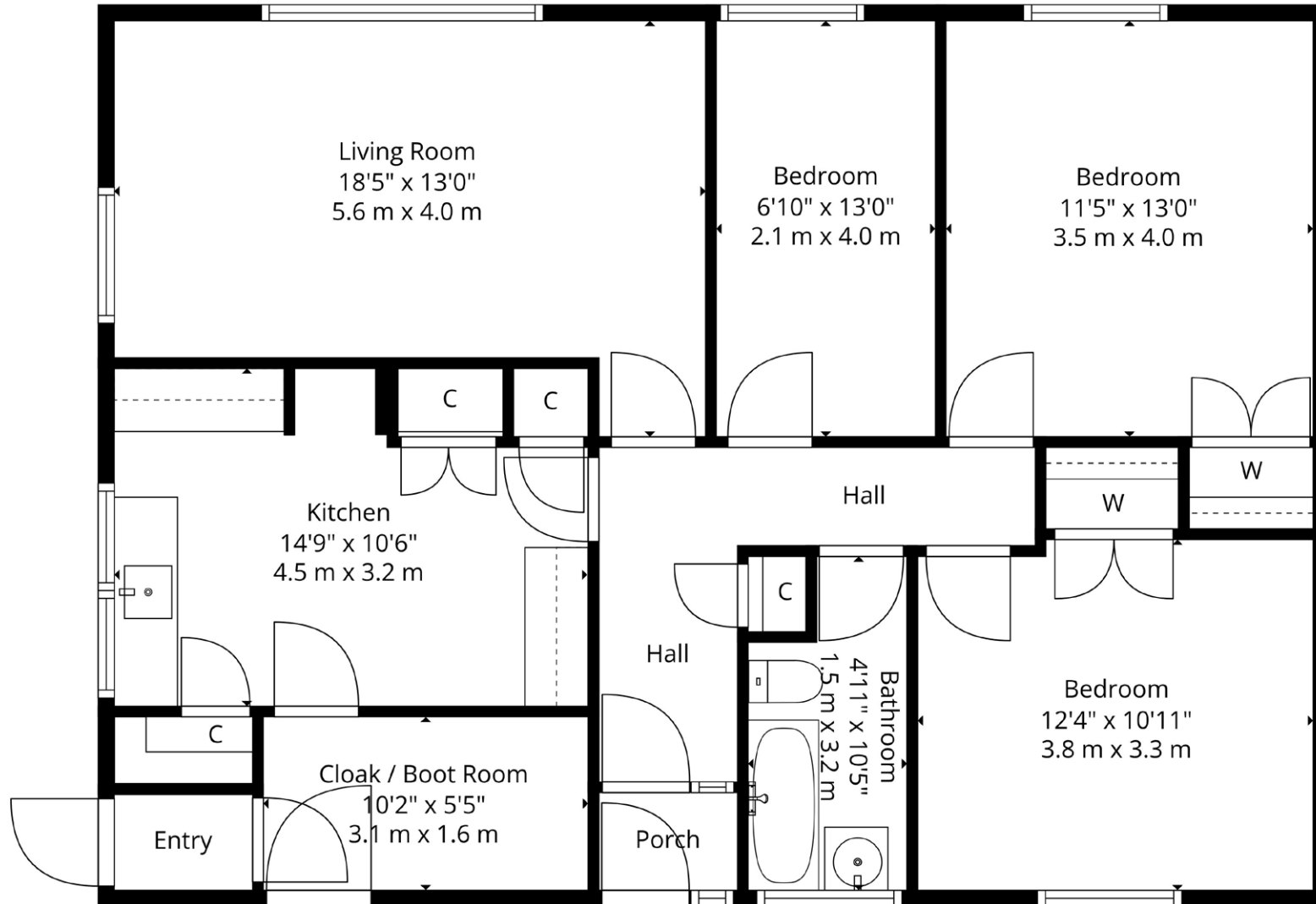
[///slice.reclining.coining](https://slice.reclining.coining)



Postcode: EH10 7DX

## Flood Risk

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>. There is a 0.1% chance of flooding in the area each year.



**Galbraith**

**TOTAL: 990 sq. ft, 92 m2**

FLOOR 1: 990 sq. ft, 92 m2

EXCLUDED AREAS: UNDEFINED: 23 sq. ft, 2 m2, WALLS: 65 sq. ft, 7 m2

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## Fixtures and Fittings

No items are included unless specifically mentioned in these particulars. Please note that all of the carpets have been removed from the property.

## Viewings

Strictly by appointment with the Selling Agents.

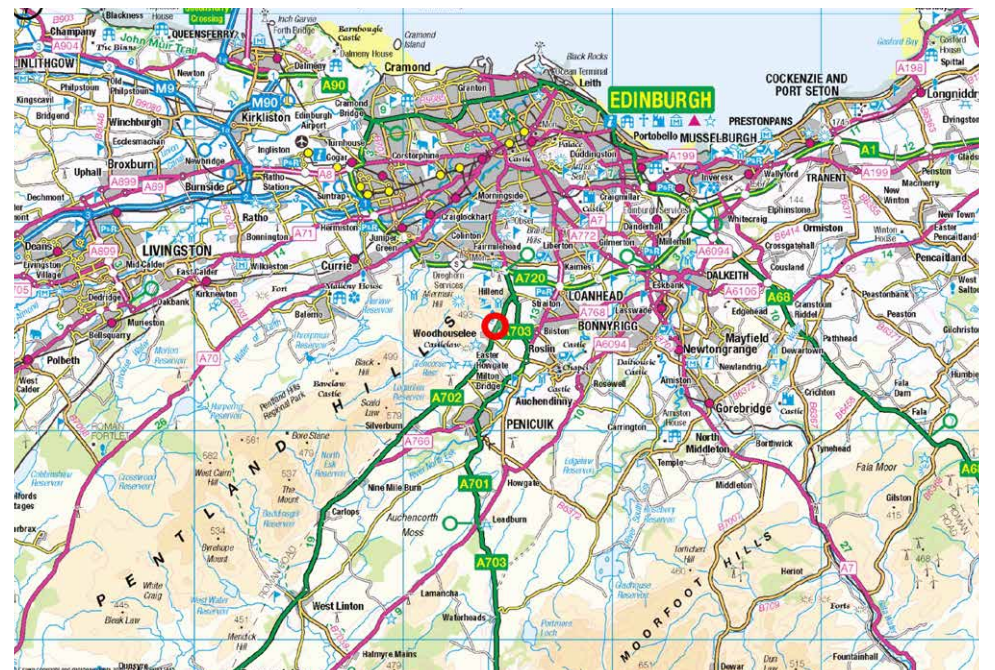
## Health & Safety

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 2025

**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.





**Galbraith**