

**GILLERHILL**

WINCHBURGH, BROXBURN, EDINBURGH



# GILLERHILL, WINCHBURGH, BROXBURN, EDINBURGH

Stunning detached country house in a scenic rural location with equestrian facilities.

Winchburgh 1.6 miles ■ Queensferry 2.8 miles ■ Edinburgh 11 miles

- 3 reception rooms 4 bedrooms
- Two storey country home sitting in 1.09 Ha (2.71 Acres) of land.
- Stable block and paddocks
- Detached garage and spacious gravel parking area
- Situated in a scenic rural position with outstanding views
- Fantastic highly accessible location close to Edinburgh and local towns.
- Excellent development potential with gap site, subject to receiving planning consent.

## Galbraith

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 OnTheMarket



## SITUATION

Gillerhill is situated in a highly accessible rural location just to the north of the town of Winchburgh and to the south of Queensferry. The towns of Queensferry & Winchburgh both have all the local amenities including supermarkets, leisure and sporting facilities, restaurants, pubs and both primary & secondary schools. For a much wider range of amenities the capital city of Edinburgh is just to the east of Gillerhill. Edinburgh provides an abundance of high street shops, world renowned restaurants, sporting and recreational facilities. There are also several primary and secondary schooling options available within the city. Gillerhill provides the perfect location for a commuter with train stations at Dalmeny and Haymarket and tram stops at Ingliston park and ride providing swift access to the city centre and beyond. Edinburgh Airport is within a 15 minute drive from Gillerhill and operates daily domestic and international flights to a wide variety of destinations. Recently planning permission has been passed for a new railway station at Winchburgh.

## DESCRIPTION

Gillerhill is an outstanding country house with views over the surrounding countryside. The property sits in a highly desirable location benefitting from a rural surrounding but also close proximity to nearby towns and cities giving the best of both worlds. The house has been tastefully extended and modernised over the years to its current state providing spacious and well thought out accommodation over two levels. Upon entering the property, you are greeted with a large dining area which leads onto the sizeable kitchen/breakfast room equipped with a 5 door traditional Aga. From the dining room you have access to the office/bedroom and shower room and also to the converted open loft providing a comfortable seating area above. To access the first floor there is a traditional staircase leading from the hall or a unique spiral staircase leading from the kitchen, the house has three bedrooms upstairs, one with en-suite and a second family bathroom.

## ACCOMMODATION

Ground Floor: Hall, living room, kitchen/breakfast area, dining room, shower room, office/bedroom, back kitchen, utility room, and family bathroom.

First Floor: Bedroom 1, bedroom 2, bathroom, principal bedroom with en-suite, bathroom, loft.

## GARDEN (AND GROUNDS)

The property benefits from a large area of garden ground which is mostly laid to lawn with several areas of flower beds, shrubs and trees providing amenity and privacy from the neighbouring property. There is a large gravel driveway and parking area to the front and side of the property providing ample parking for several vehicles, double garage with additional storage area above. The stables are located to the back of the garden and accessed via a small gate and adjoin onto the surrounding paddocks, in total the property sits in approximately 1.09 Ha (2.71 Acres) of land.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Mains	Mains and solar panels with battery storage	Private	Freehold	Oil	Band G	Band D60

## POST CODE

EH52 6QJ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/bracelet.typed.denim>



### SOLICITORS

Gillespie Macandrew - 76-80 Morningside Road, Morningside, Edinburgh, EH10 4BY

### LOCAL AUTHORITY

City of Edinburgh Council, 249 High Street, Edinburgh, EH1 1DF

### 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.

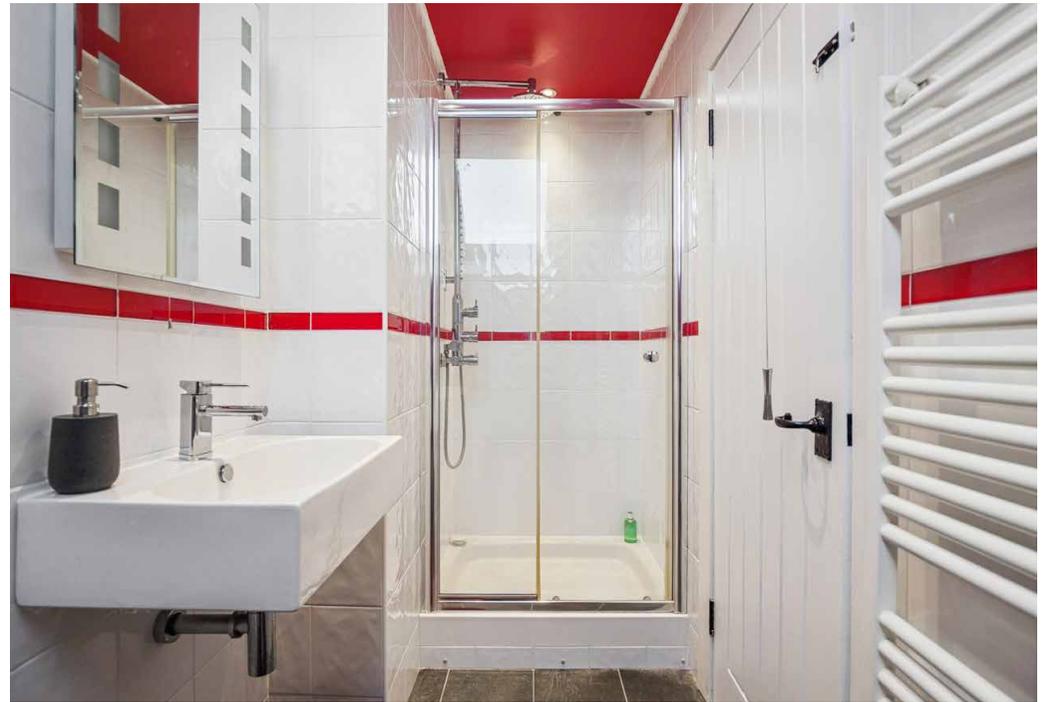
### HEALTH & SAFETY

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.









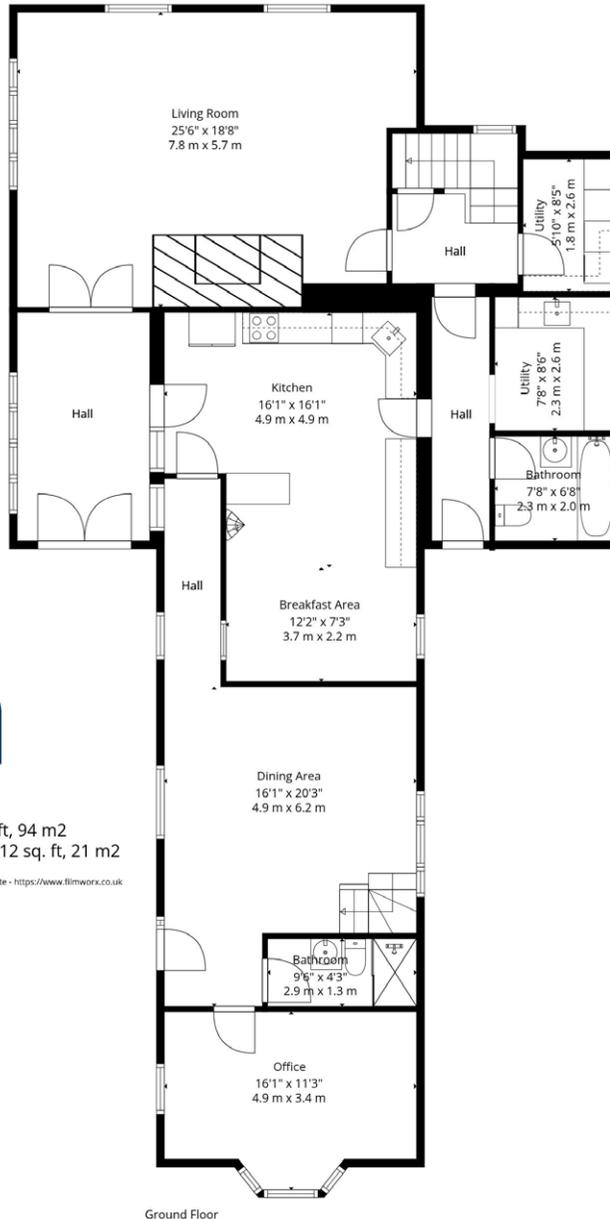


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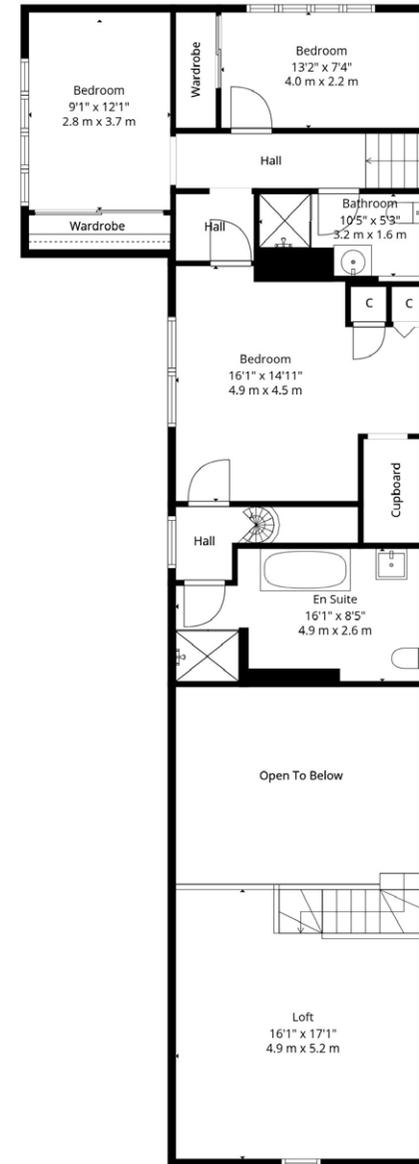
**TOTAL: 2818 sq. ft, 262 m<sup>2</sup>**

Ground floor: 1805 sq. ft, 168 m<sup>2</sup>, 1st floor: 1013 sq. ft, 94 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 85 sq. ft, 7 m<sup>2</sup>, WALLS: 212 sq. ft, 21 m<sup>2</sup>

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



Ground Floor



1st Floor

## 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 March 2026.



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