



BELWOOD HOUSE

SOUTH WING
BELWOOD ROAD
GLENCORSE, MIDLOTHIAN
EH26 0NL

Russel+Aitken
solicitors and estate agents

boutiquehouses.com

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**SOUTH WING
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Belwood House South Wing, is a magnificent B Listed residence, boasting extensive private garden grounds and around four acres of shared woodland. Situated at the foot of the Pentland Hills within easy reach of Edinburgh's City Centre.

Entrance vestibule, reception hallway, impressive sitting room, fabulous conservatory, superb dining kitchen, four bedrooms including original drawing room, en-suite bathroom and two shower rooms.

Driveway, private gardens, woodland and tandem mews garage.



GENERAL DESCRIPTION

This magnificent B Listed residence boasts extensive private garden ground, with around four acres of additional shared woodland and is situated at the foot of the Pentland Hills near Flotterstone, approximately 5 minutes from the city bypass and within easy reach of Edinburgh's City Centre. The property forms part of a larger 18th century country house with the South Wing thought to have been separately constructed by Baroness Sempill in the 1800's. The South Wing has been owned by the present owners for over 11 years and they have carried out an extensive programme of upgrading and modernisation to provide a comfortable home of considerable character with modern conveniences. Some of the recent additions include the superb Clive Christian designer kitchen and adjoining dining area, with reclaimed Victorian pitch pine floor and additional under floor heating. A fabulous hardwood conservatory that was designed based on a picture of the original conservatory from 1898, featuring high specification glazing, electronic self regulating skylights, fired earth limestone tiles and with supplementary under floor heating. Original features include ornate cornicing and plasterwork to principal rooms,



hallways and bedroom three, working shutters throughout, terrazzo tiled floor to the vestibule, stone staircase with cast-iron balusters and mahogany handrails, arched hall window and fine antique gilded pelmets. Other notable features of the property include a half share of a tandem mews garage with loft and the extensive woodland, with pathways and the original paddock and former tennis court, now overgrown. Internal viewing of this truly stunning home is strongly recommended to fully appreciate its overall charm and appeal.

SITUATION

Glencorse is situated just south of Edinburgh at the foot of the Pentland Hills. Nearby Penicuik provides a good range of local facilities including primary and secondary schools while a number of well known private schools, such as Merchiston Castle School, George Watson's College and George Heriots School, are located on the south side of Edinburgh. In addition to the local facilities in Penicuik there are further retail opportunities at a large retail park at Straiton including Marks and Spencer, Boots, Sainsburys and a selection of other retailers, while Edinburgh is within easy reach by either car or bus, with a scheduled service picking up directly outside the property. The City Bypass, Edinburgh International Airport (approximately 20 minute drive) and central Scotland's motorway network are also readily accessible. The surrounding countryside and hills provide a range of sporting, walking and biking opportunities as well as dry slope skiing at Hillend, while there are also several golf courses nearby including Glencorse, Lothianburn and West Linton.

ACCOMMODATION

(All sizes approximate and widest point)

DOWNSTAIRS

VESTIBULE

11'11" x 9'11" 3.64m x 3.04m

Ornate cornicing, terrazzo tiled floor, paneled doorway to reception hall

RECEPTION HALL

24'8" x 9'11" 7.53m x 3.04m

Ornate cornicing, stone staircase with cast-iron balusters and mahogany handrails. Large arched window with working shutters



SITTING ROOM

26'8" x 19'1" 8.15m x 5.83m

Triple bayed window, ornate cornicing, marble fireplace with over mantel mirror and stove, working shutters and doorway to conservatory

CONSERVATORY

19'6" x 19'5" 5.95m x 5.91m

Hardwood, with argon filled Pilkington k glass, self cleaning to roof sections. Electronic self regulating skylights. Fired earth limestone tiles and supplementary underfloor heating. External door to patio area and side garden.

DINING KITCHEN

21'7" x 14'9" 6.57m x 4.50m

Clive Christian kitchen with marble worktops and splash backs, 7 ring range cooker with twin ovens, twin Fisher and Paykel dish draw dishwashers and stainless steel Miele fridge-freezer. Additional underfloor heating, working shutters and external doorway to rear garden.

UTILITY CUPBOARD

9'11" x 4'2" 3.04m x 1.27m

Plumbed washing machine, and room for condenser dryer, additional fridge, freezer and storage

REAR PORCH

5'5" x 4'9" 1.65m x 1.45m

Offering additional storage and access to rear garden

SHOWER ROOM

7'9" x 5'4" 2.38m x 1.65m

Part tiled with window to rear garden and electric shower.

UPSTAIRS

UPPER HALL

17'0"x12'9" 5.20m x 3.90m

Hallway with ornate cornicing, giving access to all bedrooms and also to the main attic.

BEDROOM 1

26'8" x 19'1" 8.15m x 5.83m

Original drawing room with ornate cornicing and ceiling rose. Gilded pelmets and over mantel mirror. Marble fireplace, triple bayed 15 pane windows and working shutters.

BEDROOM 2

14'4" x 12'3" 4.37m x 3.75m

Window to rear garden with working shutters, built in wardrobe and doorway to en-suite bathroom.

BEDROOM 3

14'0" x 10'0" 4.27m x 3.05m

Ornate cornicing with original gilded pelmet, window to front with working shutters.

BEDROOM 4

10'6" x 7'5" 3.20m x 2.27m

Window to rear garden, with working shutters. Access to extensive sub attic.

EN-SUITE BATHROOM

8'8" x 6'9" 2.64m x 2.08m

Roll top bath with overhead shower and additional flexible shower head. Window to side garden with working shutters.

SHOWER ROOM

6'4" x 4'4" 1.95m x 1.32m

Fully tiled with traditional styled thermostatically controlled shower.

GARDEN GROUND

In designing the garden grounds, great care has been taken to minimise maintenance work. The lower part of the front lawn is jointly owned. The upper part and the adjacent land to the south and west, totalling about 1 acre, is privately owned by the South Wing. The area around the conservatory and terrace is laid out formally, the remainder is lawn and woodland policy including mature rhododendrons and specimen trees.

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

TRAVEL DIRECTIONS

When travelling from Edinburgh southbound on the A702, turn left on to Mauricewood Road then left again into Belwood Road. After 200 metres turn into the white pillared entrance on the right and continue up the drive and park at the far end of the building.





SERVICES

Mains electricity and water, communal septic tank and propane gas for central heating and cooking.

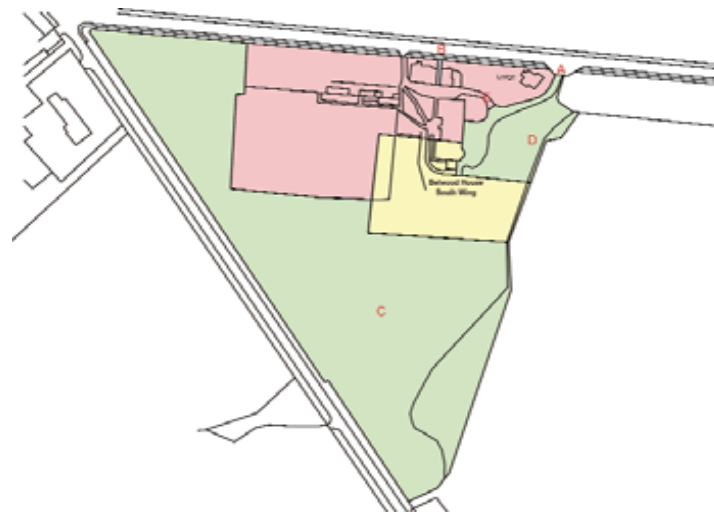
NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.

CONDITIONS OF SALE

Access and division of ownership

1. There is included a one half pro indiviso share of:-
 - a) Main entrance drive marked A on the plan.
 - b) The centre portion lying between the east and west parts of the stable block and ground lying to the north marked B on the plan.
 - c) The area of ground marked C on the plan.
2. There is included a right in common with the proprietors of the centre house and the north wing of the lawn to the east of the house marked D on the plan.
3. There exists a right of vehicular and pedestrian access from the main drive to Belwood House marked E on the plan.



Belwood House South Wing

Representative diagram only - Not to scale



Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale







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