

FOR SALE

Charlotte Campbell Memorial Camphouse

Nine Mile Burn, Penicuik, EH26 9LU

**DAVIDSON
& ROBERTSON**

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Charlotte Campbell Memorial Camphouse

Nine Mile Burn, Penicuik,
EH26 9LU

The Charlotte Campbell Memorial Camphouse is a former Girls Brigade Camphouse extending to 1,180 m². This quirky country property is an attractive one-storey part stone building. Dating back to the late 19th the Camphouse is steeped in history and is a Category C listed building, the rear of the camphouse has a flat roof extension which was added to the property more recently.

Nestled in the rural hamlet of Nine Mile Burn, on the edge of the Pentland hills, the house is in a splendid location for country living. With easy commuting links to Edinburgh buyers can enjoy a blend of rural and urban lifestyle.

- Traditional stone building
- Easy access from the A702
- Excellent development opportunity
- Popular central location

Selling Agents

Davidson & Robertson
62 Bannatyne Street
Lanark
ML11 7JS

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Email: sales@dr rural.co.uk
Web: www.drrural.co.uk

Situation

Situated within western Midlothian, the Charlotte Campbell Memorial Camphouse lies approximately 4 miles south west of Penicuik. The Camphouse has excellent commuting routes being 8 miles from the Edinburgh City Bypass and 14 miles from Edinburgh city centre.

Penicuik offers a wide range of shops, restaurants, cafes, bars and the newly opened leisure centre and library. Historic Penicuik can be seen throughout the town, from the Napoleonic war memorial to the impressive 18th Century Palladian mansion on Penicuik estate.

The Charlotte Campbell Memorial Camphouse is situated in the Cuiken Primary School and Penicuik High School catchment areas.

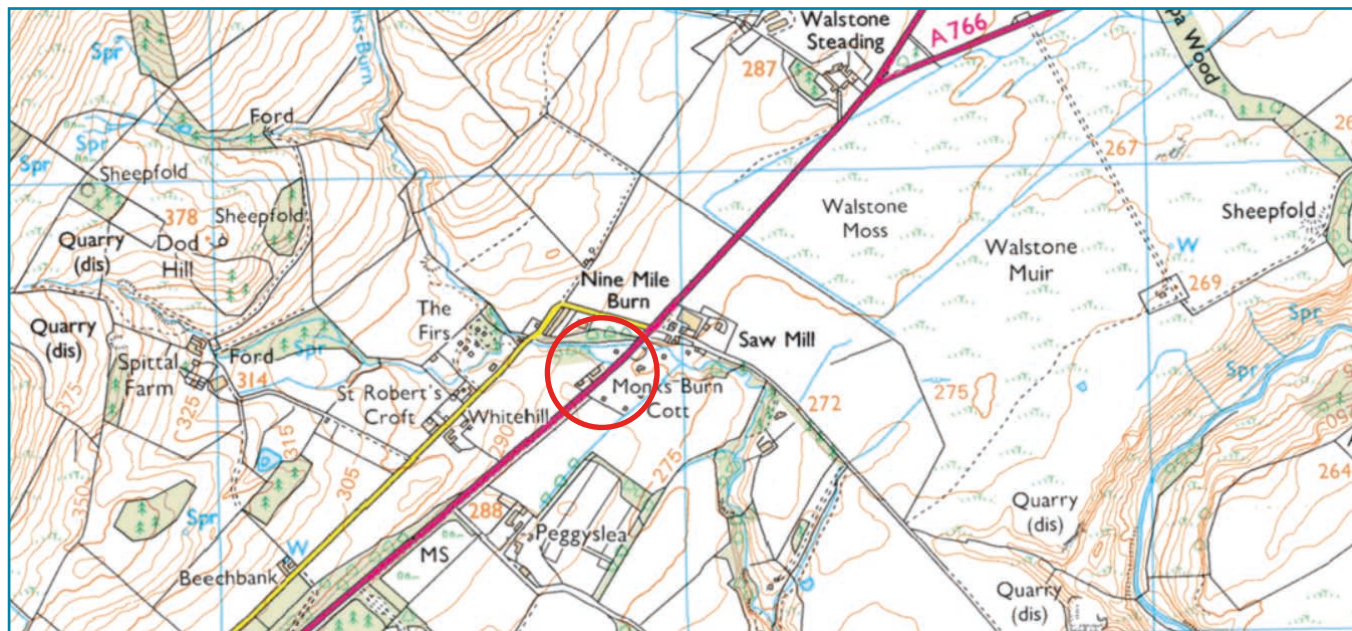
The local area offers something for everyone including the nearby dry ski slope at Hillend, golf course at Glencourse or Roslyn Chapel not far from the property. The Pentland Hills also offer some fantastic hill walking.

Access

Access to the Charlotte Campbell Memorial Camphouse is gained directly off the A702 major Edinburgh road. The house is easy to find, situated approximately 2 miles north of carlops and 2 miles south of Silverburn. Access to the property is taken from a pull in area off the A702 road.

Description

The Charlotte Campbell Memorial Camphouse is a charming single storey stone exterior house. Dating back to the late 19th century, the Camphouse is Listed as a Category C building. Set within a 0.29 acre plot, the dwelling has the potential to be a quaint residential property, subject to the



necessary consents. The large hedge at the front of the property creates privacy with, views to the rear overlooking the gentle sloping grazing ground at the foot of the Pentland hills, which, combined with the native woodland provides a spectacular setting.

The house is currently set up as a Girls Brigade bunkhouse with a large common room and several bunkrooms. The large common/meeting room area benefits from four large windows which allow the light to stream in. This room has a small porch leading to the original access door of the property on the south elevation.

The kitchen is equipped for larger scale catering as expected, with a double sink and a double gas cooker. The kitchen is well lit with two large windows looking onto the garden area and an external door leading directly into the garden.

The bunkroom is located to the western end of the property within the extension. It benefits from double glazed windows and improved insulation.

To the rear of the property, also within the extension, there are two small bunkrooms and a bathroom, with a sink.

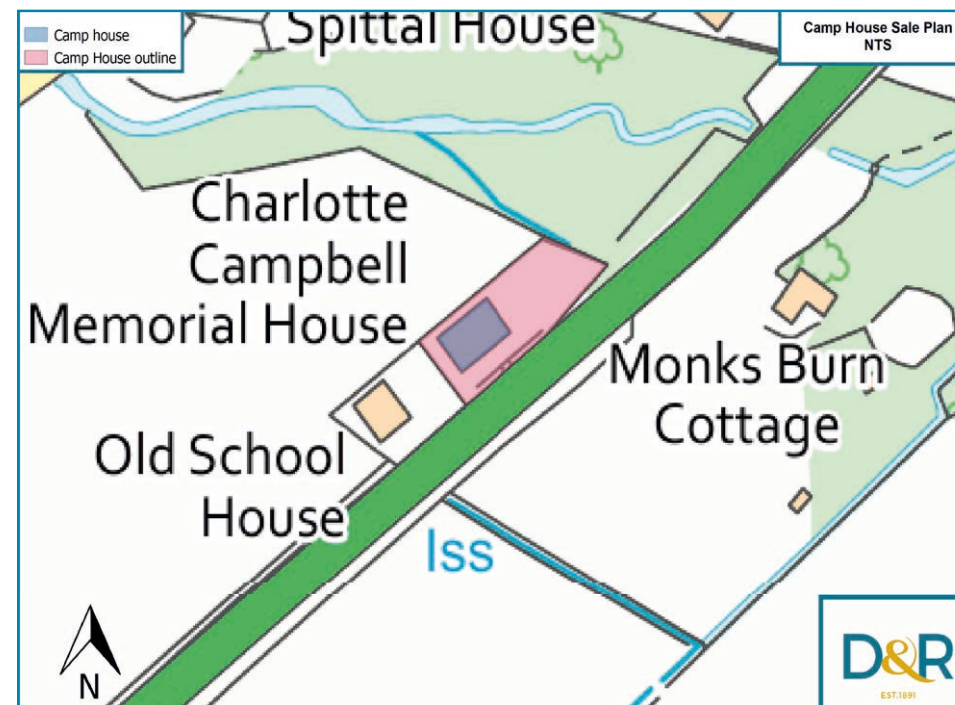
The shower room at the rear of the property comprises two showers, two toilets and five sinks. This room has two frosted privacy windows facing to the north.

The current layout of the house has potential for conversion to residential use for a leisure facility, for a community group. If purchased for residential living, then the house would benefit from internal development. The stone exterior, the splendid location and the existing facilities of the camp house, provide excellent potential to be transformed into a buyers dream home.

Externally

The Camphouse has a generous garden area laid down to grass with the sloped lawn leading down to the beech hedge at the front of the property. To the rear of the house enclosing the garden is a stone wall, innkeeping with the stone face of the house itself.

A paved path lies around the house, which leads to the car park and garden shed, offering additional storage space. This area is a great spot for a picnic bench and BBQ to appreciate the beautiful surroundings. The car park is paved with cobblestones and accessed from the gate at the entrance with space for multiple vehicles.



Services

The property is supplied by mains electricity and water, which is currently on a metred system, with drainage to a private septic tank. The house has a mix of LPG gas central heating and electric heaters with double glazing throughout.

Rateable Value

The rateable value of the property for the current use is £5,900.

Energy Performance Certificate (EPC) Rating

The commercial EPC rating for the property has been assessed as Band G (182).



Solicitors

Shepherd and Wedderburn
1 Exchange Crescent
Conference Square
Edinburgh
EH3 8UL

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the Camphouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Local Authority

Midlothian Council
40-46 Buccleuch Street
Dalkeith
EH22 1DN

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Viewing

By strict appointment with the Selling Agents.



Date of Entry

By mutual agreement.

Important Notes

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

