A characterful conversion of a former mill providing spacious and flexible family accommodation

- Hall
- Drawing room
- Open plan kitchen/dining/sitting area
- Music room
- 2 games rooms
- Study
- Sauna
- Utility room
- 6 Bedrooms, three with ensuite bath/shower rooms
- Family bathroom
- Integral garage

Beautiful private gardens with pond and summer house

- Edinburgh 12 miles
- Edinburgh Airport 18 miles
- Edinburgh City Bypass 6 miles

(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation
Catcune Mill stands in beautiful gardens surrounded by open countryside in the peaceful hamlet of Fushiebridge yet is still only a short drive from the city bypass and within easy reach of Edinburgh. There is a wide range of local shops in nearby villages including a leisure centre, library and pharmacy. A 24 hour Tesco supermarket is about 3 miles away whilst a wider range of shopping facilities are available at nearby Straiton Retail Park. Regular bus services run to Edinburgh City Centre and surrounding areas and the Borders rail link stops at nearby Gorebridge station which is about a mile away.

Edinburgh is the cultural centre of Scotland and has a full range of shops, amenities and a wide choice of private schools. Excellent local primary schooling is available at Moorfoot Primary School, 1 mile to the south at North Middleton.

There are many outdoor activities to be enjoyed in the area, including golf at Broomieknowe, Newbattle and Kings Acre Golf Courses, all of which are situated about 4 miles to the north, and dry-slope skiing at Hillend, Vogrie Country Park is also within easy reach. Horse riding, clay pigeon shoots and walking trails are literally on your doorstep.

Description
A flour mill was established at Catcune in 1620 and this had grown to become a substantial operation by the mid-19th century. The mill finally closed in 1979 with the older mill buildings being subsequently converted to residential use. Catcune Mill is one such building sympathetically restored in 2001 it now provides very comfortable and exceptionally spacious (over 6500 sq ft) family accommodation.

The principal living areas are on the first floor and include a spacious drawing room with a 15k/w wood burning stove and exposed beams.
There is an open plan kitchen with adjoining dining and sitting areas which again has a wood burning stove. The bespoke kitchen includes an extensive range of wall and base units, a range style cooker, built in fridge freezer, wine cooler and breakfast bar. The generous quartz peninsula houses the sink, dishwasher, microwave and additional storage.

Also on this level is the master bedroom with ensuite bathroom, three further bedrooms and a family bathroom. On the ground floor there is an entrance hall, study, music room, 2 games rooms, utility room, sauna, two further bedrooms both with ensuite shower rooms. There is an integral garage.

The house stands in beautifully maintained gardens which include a gravel drive and parking area, substantial lawns and a pond with adjoining summer house.

**Services**

3 phase mains electricity and water with private drainage. Oil fired central heating.
Council Tax
Council Tax band H.

Viewing
Strictly by appointment through Knight Frank on 0131 222 9600.

Closing Date
A closing date for offers may be fixed and prospective purchasers are advised to note their interest in writing to the selling agents. The seller reserves the right to conclude a bargain for the sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer.

Conditions of Sale
1. Title
   The subjects are sold under the conditions in the Title Deeds, rights of way (if any), water rights affecting the same, whether shown in the Title Deeds or not. They will be sold as possessed by the Seller and no warranty is given.

2. Deposit
   On conclusion of missives a deposit of 10 per cent of the purchase price will be paid with the balance due at the date of entry. This deposit will be non-returnable in the event of a purchaser failing to complete the sale for reasons not attributable to the Sellers or their agents.
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