

# Plot of Land

NINE MILE BURN, PENICUIK, EH26 9LZ



*LEVEL BUILDING PLOT AT THE FOOT  
OF THE PENTLAND HILLS*



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McEwan Fraser Legal is delighted to offer a fantastic opportunity to purchase this level building plot with outstanding views situated at the foot of the Pentland Hills. As plots in this location are so few and far between this truly is a one-off opportunity to acquire a unique self-build plot with full planning permission and building warrant.

Full planning was initially granted in 2010 for a modern four-bedroom family home with detached garage and all ground works will be complete by the date of settlement and the plot will simply be ready to receive a 'kit' which makes this a very rare opportunity.

The plot is serviced by mains water, drainage, electricity, high speed broadband and telephone.

With rising energy costs there's never been a better time to build a new energy efficient home.

Planning ref 10/00356/DPP and 19/00955/DPP

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**Plot of Land, Nine Mile Burn**



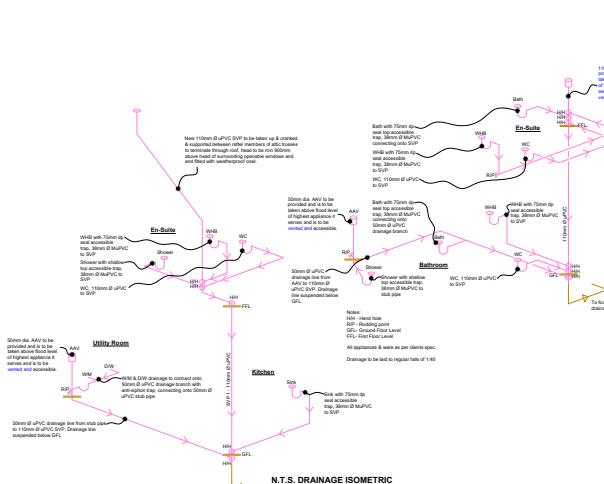
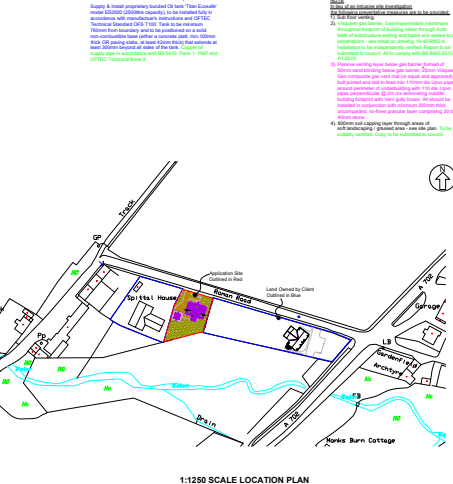
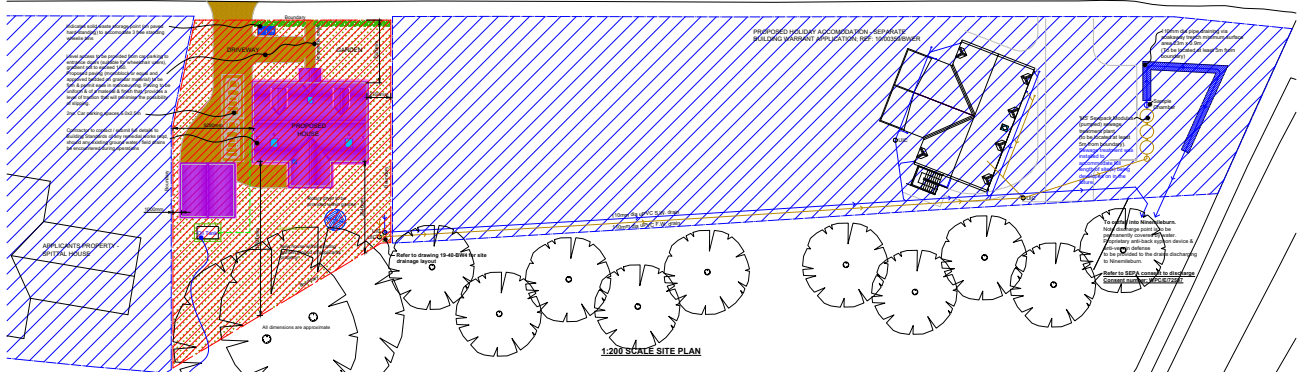








# Roman Road



**BUILDING WARRANT APPROVED**  
BW No. 19/00592/BDERSD Dated 17.05.2022

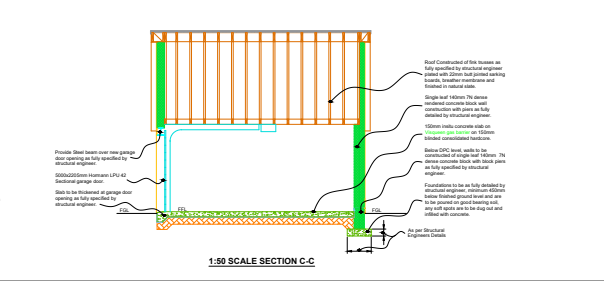
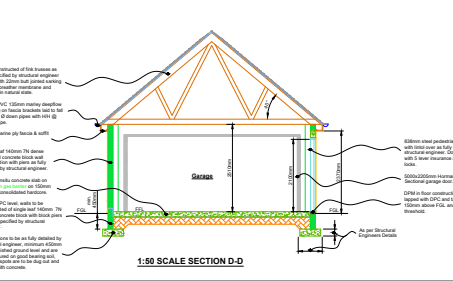
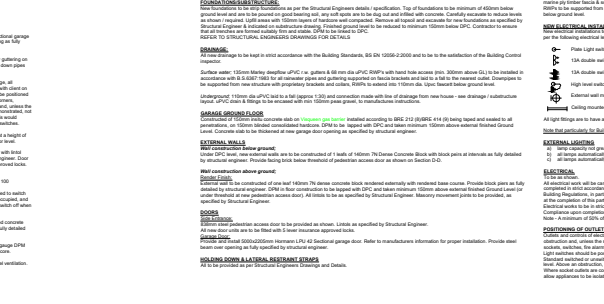
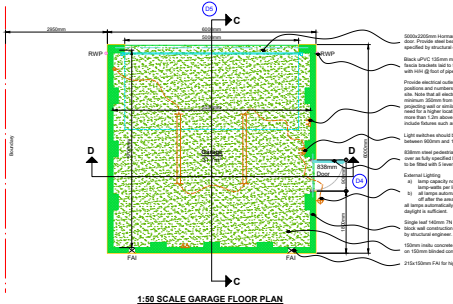
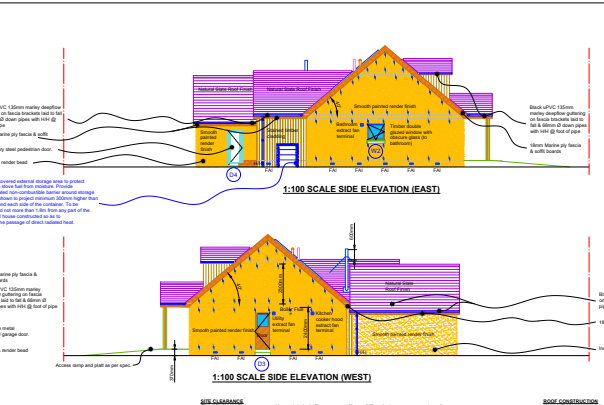
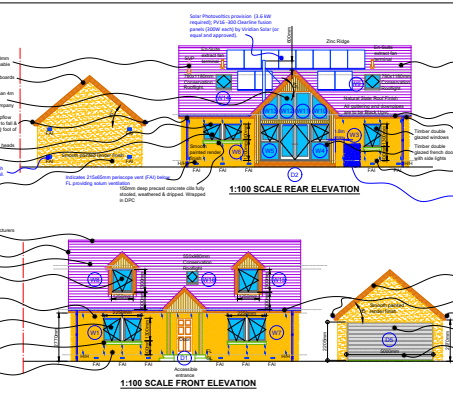
CLIENT	M & S Own	PROJECT	Proposed new Dwelling at 194 High Street, London, SE16 5JH
DRAWING TITLE	Site & Location Plan and Drainage	DATE	September 2019
SCALE	As stated (A1)	DRAWN	SA
REVISIONS		SCALE	As stated (A1)

**David Paton Building Consultancy**  
Architectural Services & Building Consultants  
Established in 1981 by David Paton  
11 High Street, London, SE16 5JH  
Tel: 0171 461 1212 website: www.davidpaton.co.uk  
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DRAWING NO. **19-40-BW2**

REVISION	
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**BUILDING WARRANT APPROVED**  
BW No. 19/00592/BDERSD Dated 17.05.2022

CLIENT	Steve Owen	PROJECT	Proposed new Dwelling at 194 High Street, London, SE16 5JH
DRAWING TITLE	Garage Floor Plan, Sections C-C & D-D and Elevations	DATE	November 2019
SCALE	As Stated (A1)	DRAWN	SA
REVISIONS		SCALE	As Stated (A1)

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DRAWING NO. **19-40-BW3**

REVISION	
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Nine Mile Burn is an idyllic hamlet located just off of the A702, between Carlops and Silverburn, just 7 miles from the Edinburgh city bypass and 15 miles from Edinburgh international airport. Nestled in the Pentland Hills, this is a tranquil location offering fantastic opportunities for local recreation. It's the perfect location for hillwalking, cycling or just enjoying nature. It's the ideal base to explore the East coast of Scotland, the city of Edinburgh or indeed the Scottish Borders. West Linton lies to the south of Nine Mile Burn and Penicuik is the nearest town with Straiton offering large retail stores and supermarkets. This is the perfect location for a family seeking the joys of the great outdoors, the camaraderie of a small community and the peace of country living combined with easy access to the city and all amenities.

## The Location



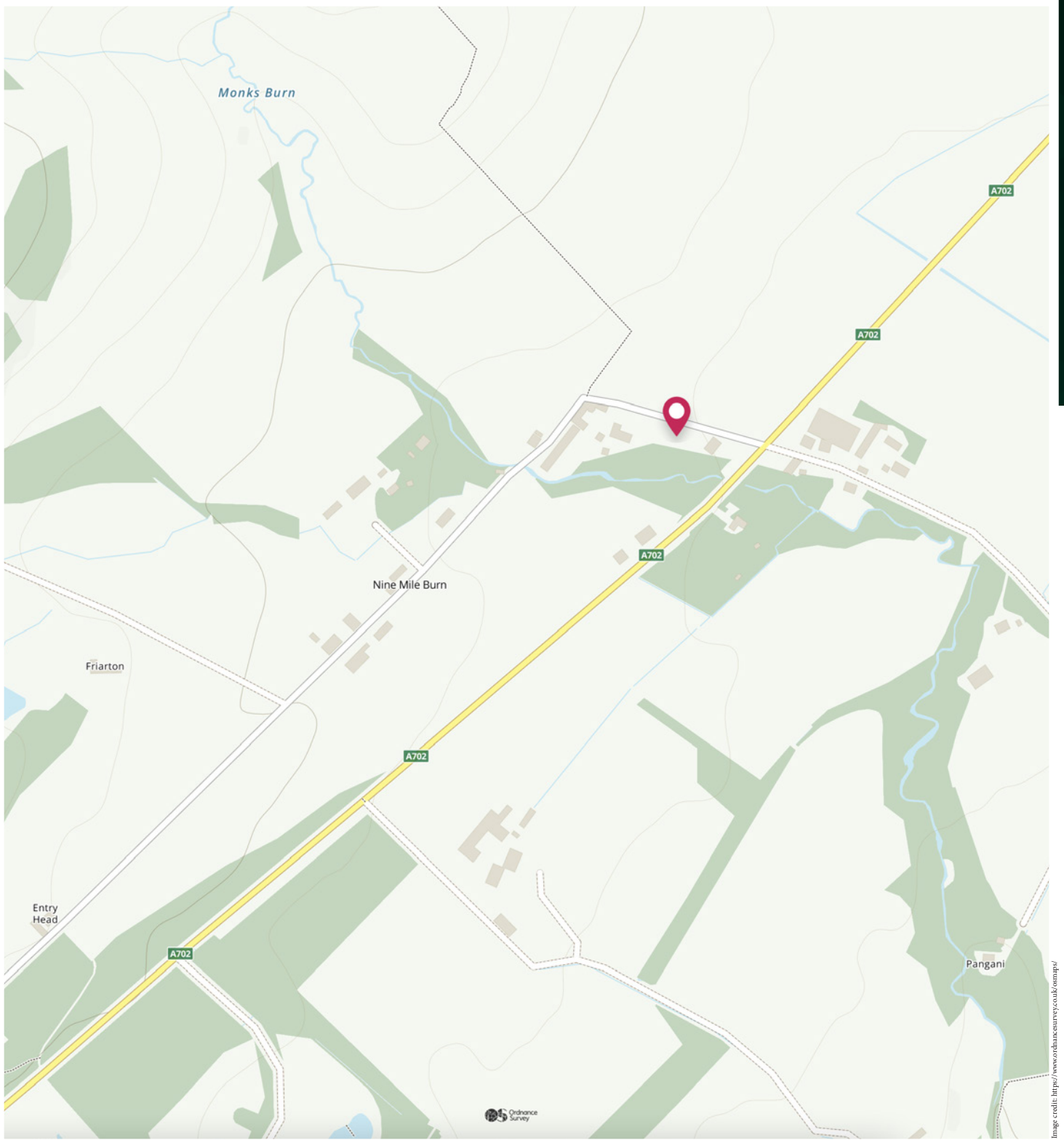


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# McEwan Fraser Legal

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