

# South Cottage, 5 Yorkston Cottages

TEMPLE, GOREBRIDGE, MIDLOTHIAN, EH23 4SS



*EXTENDED THREE-BEDROOM COTTAGE  
IN A BEAUTIFUL RURAL SETTING*



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Part exchange available! McEwan Fraser is delighted to present this tastefully extended three-bedroom cottage to the market. The property enjoys a beautiful rural setting with panoramic views over the surrounding countryside.

Internally, there is balanced accommodation with two double bedrooms, a third bedroom/study, a spacious living room with an attached conservatory, a dining kitchen, a shower room, and an en-suite bathroom with a jacuzzi bath and a sauna. Further benefits include oil-fired central heating, double glazing, a substantial private garden, and parking for three cars.

Entering the property via a handy vestibule leads you into the substantial dining kitchen. Spacious and bright, the dining kitchen has tremendous potential for entertaining. There is space for a dining table and sofas alongside the contemporary fitted kitchen which comprises a generous range of base and wall-mounted units topped with wooden work surfaces. The kitchen is arranged around Rangemaster cooker, and a dishwasher and fridge freezer are integrated.

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To one side of the kitchen, a door leads to the stairs which gives access up to the master bedroom and down to the living room. The living is a large triple-aspect room with a fireplace and patio doors that open into the rear garden and gives stunning panoramic views over the open countryside. To one side, folding doors open into a delightful study that could easily be used as a third bedroom. The living room also leads into a substantial conservatory. The new owner will have enormous flexibility to create their ideal entertaining space.







The second bedroom is accessed from an internal hallway leading off the kitchen. This bedroom is also a double and boasts an integrated wardrobe. The hallway also gives access to the attic space which is floored and a contemporary shower room which completes the internal accommodation.





**Bedroom 3**







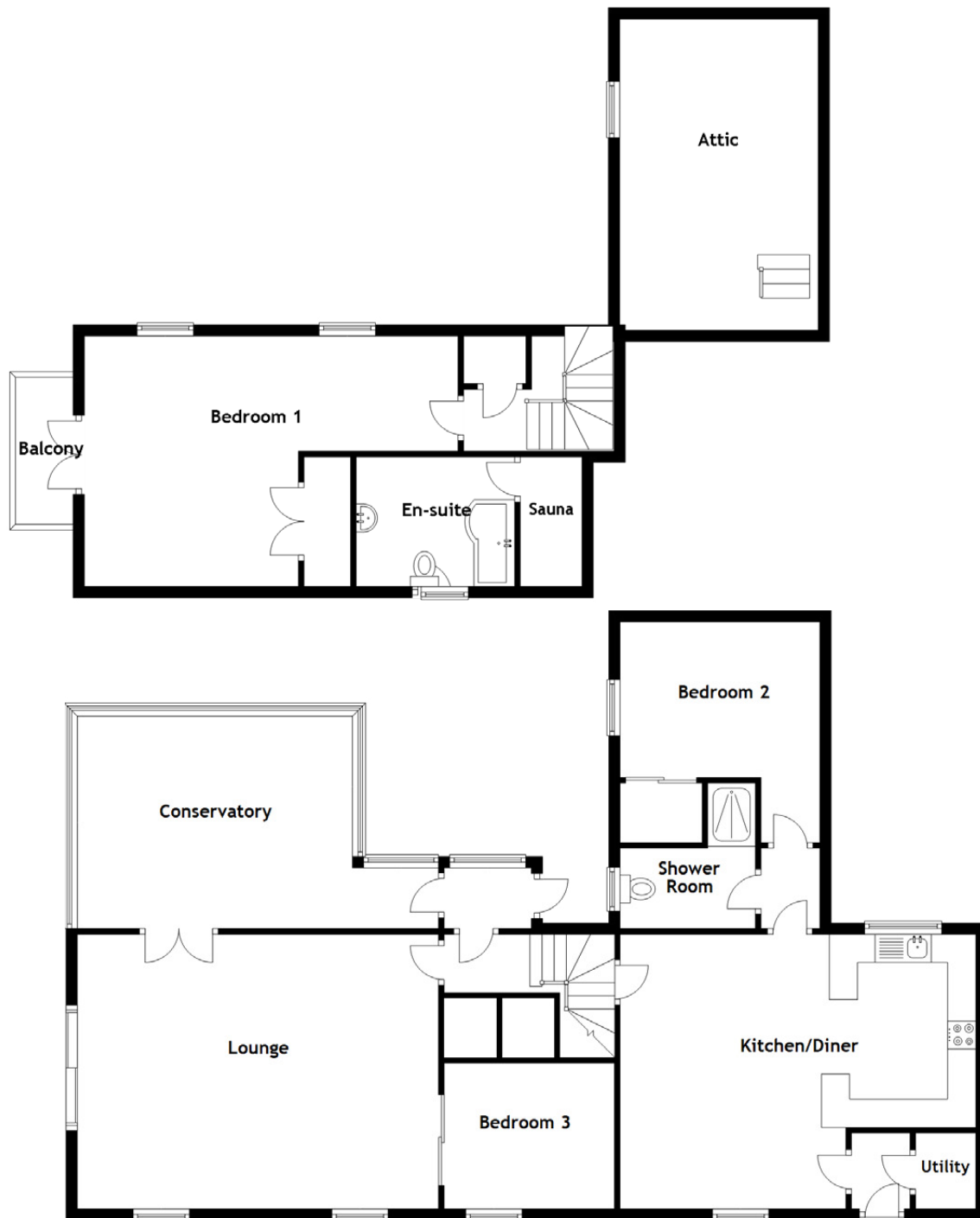


The master bedroom is a spacious double bedroom with abundant natural light, integrated wardrobes, and a balcony overlooking the garden. There is also a large en-suite bathroom finished with a white suite that includes a jacuzzi bath with a shower over the bath. The en-suite also includes a sauna.









### Approximate Dimensions

(Taken from the widest point)

Lounge	6.42m (21'1") x 5.38m (17'8")	Shower Room	2.41m (7'11") x 1.43m (4'8")
Kitchen/Diner	6.32m (20'9") x 4.88m (16')	En-suite	2.82m (9'3") x 2.31m (7'7")
Conservatory	4.89m (16'1") x 3.78m (12'5")	Attic	5.53m (18'2") x 3.53m (11'7")
Bedroom 1	6.64m (21'9") x 4.45m (14'7")		
Bedroom 2	3.93m (12'11") x 3.55m (11'8")	Gross internal floor area (m <sup>2</sup> ): 150m <sup>2</sup>	
Bedroom 3	3.03m (9'11") x 2.59m (8'6")	EPC Rating: F	

Externally, a driveway to the front of the property provides parking for three cars. The large walled garden is arranged over different levels and has been attractively landscaped. Features include a large summer house and a superb covered patio with toughened glass walls, a Perspex roof, and views over the surrounding countryside. There is a further patio with built-in barbeque and space for garden furniture. In addition, there are large areas of lawn and a stunning array of plants, shrubs, established fruit trees, a pond, and a vegetable garden. Two large sheds and a greenhouse are included in the sale.











## Drone Views





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30.11.2022

**Key**

- Site Boundary
- Proposed
- Proposed Beyond
- Natural data not to match existing

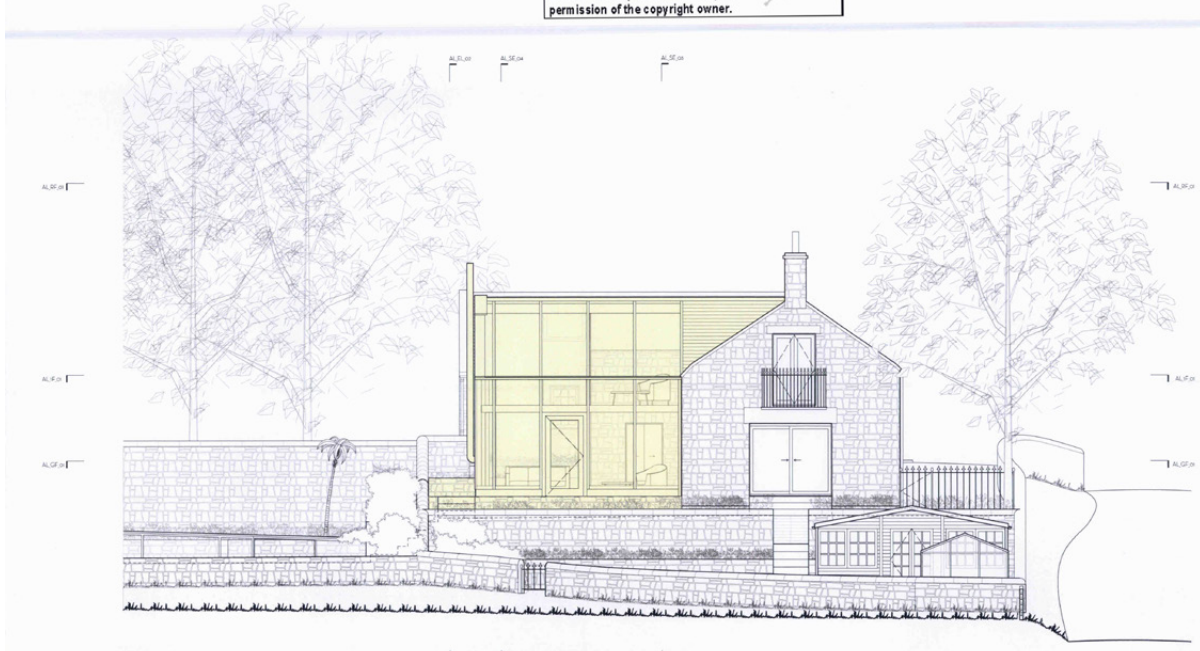
Current glazing with double glazed units. Timber casing to vertical glazing, spec. aluminium spigs to roof-glazing with spec. aluminium rainwater goods and flashings. Timber glazed doors within timber curtain glazing.

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Client: Jerry and Tanya Balthazar  
Project: Yalston Cottages  
Drawing Title: Proposed West Elevation

Scale: 150 @ A1 / 1000 @ A3  
Project Ref: 0319  
Drawing Ref: AL\_EL\_01 | Rev: 00

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Current glazing with double glazed units. Timber casing to vertical glazing, spec. aluminium spigs to roof-glazing with spec. aluminium rainwater goods and flashings. Timber glazed doors within timber curtain glazing.

Client: Jerry and Tanya Balthazar  
Project: Yalston Cottages  
Drawing Title: Proposed South Elevation

Scale: 150 @ A1 / 1000 @ A3  
Project Ref: 0319  
Drawing Ref: AL\_EL\_01 | Rev: 00

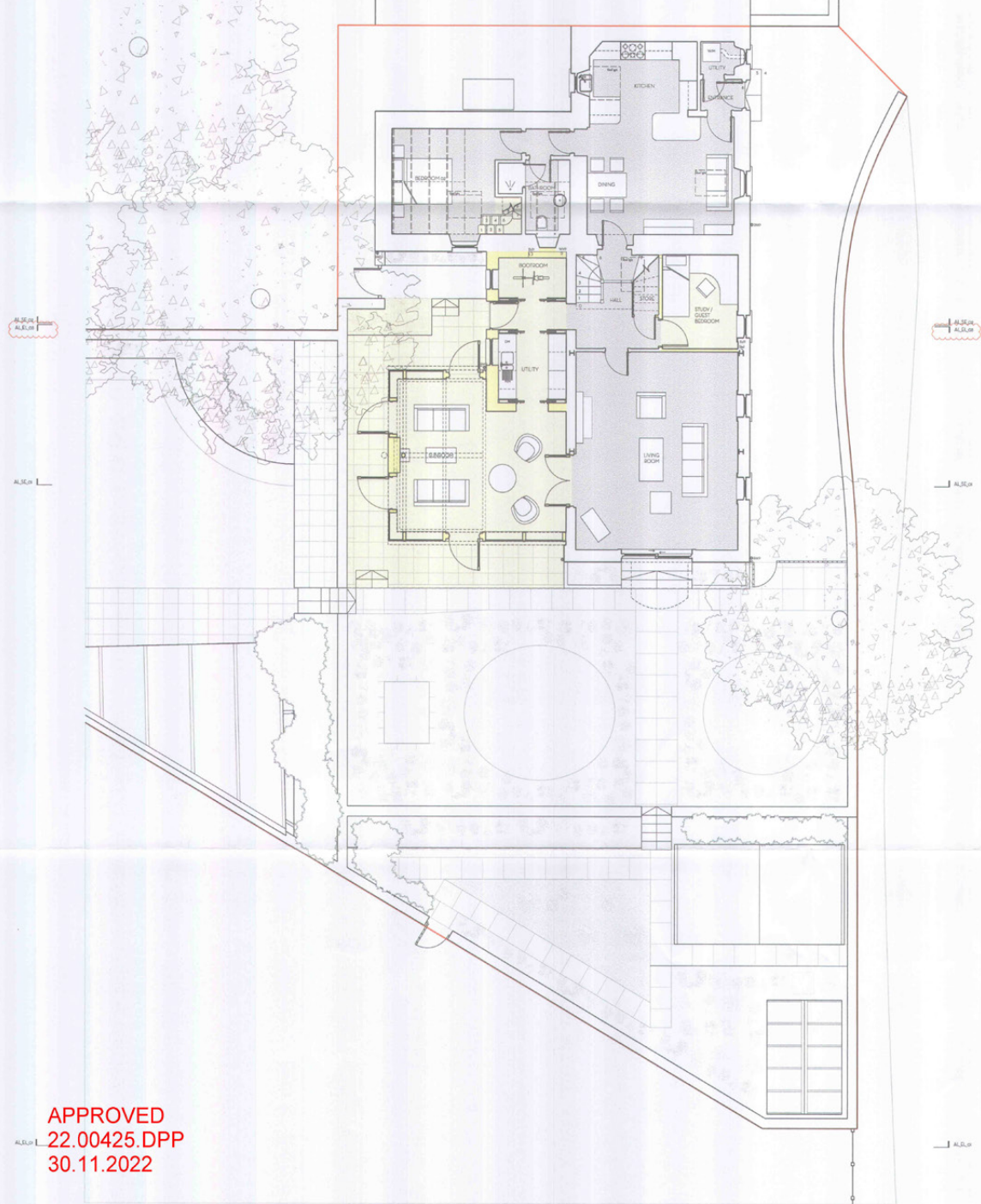
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Key

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NOV2022 Rev 02 Updated as per Planning report. Rechecked for Planning  
OCT2022 Rev 01 Issued for Planning  
NOV2021 Rev 00 Updated as per client comments  
OCT2021 Rev 00 Existing volume / partial frame added. Issued for  
Approval  
NOV2021 Rev 01 Updated with existing structural information. Issued to  
Engineer for Approval  
OCT2021 Rev 01 Updated in line with engineer comments. Rechecked to  
Client and Engineer  
NOV2021 Rev 01 Issued to Client and Engineer  
Revised:

Some Expense Architects LLP  
30  
Edinburgh City Centre, Edinburgh, Scotland

Client: Jerry and Tanya Easterton  
Project: Walker Cottage  
Drawing Title: Proposed Ground Floor Plan  
Scale: 1/50 @ A0 / 1/100 @ A2  
Project Ref: 039  
Drawing Ref: AL\_GF\_01 | Rev: 02

Name:  
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14/01/2022 Rev 01 Updated per planning request. Submitted for planning.  
 08/01/2022 Rev 01 Based for planning.  
 04/01/2022 Rev 01 Updated in line with client comments.  
 04/01/2022 Rev 01 Existing volumes and forms added. Based for planning.  
 04/01/2021 Rev 01 Updated with existing structural information. Based for planning.  
 04/01/2021 Rev 01 Updated in line with engineering comments. Submitted to Client for approval.  
 03/01/2021 Rev 01 Based for Client and Engineer.  
 Issued:

Soma Stevens Architects LLP  
 1000 Green Edinburgh EH10 3JL

Client: Amy and Tanya Bealberton  
 Project: Victoria Cottages  
 Drawing Title: Proposed First Floor Plan  
 Scales: 100 @ A0 / 1/100 @ A2  
 Project Ref: 0189  
 Drawing Ref: ALR\_FF\_01 | 01 of 07



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Yorkston Cottages are set amongst rolling countryside just outside the Midlothian village of Temple. The name "Temple" refers to its historical connection to the Knights Templar and it was known anciently as "Balantrodach", from the Scottish Gaelic "Baile nan Trodach", which means "town of the warriors", again a reference to the Knights Templar. Temple village have an active community and a village hall which holds monthly events, it also has a community cinema and a busy nursery and playgroup. The stunning Gladhouse and Rosebery reservoirs are also close by amenities. Rosebery is particularly close to the property and is extremely popular with walkers, cyclists, and fishermen.

There is new primary schooling at Middleton and secondary schooling in nearby Dalkeith. An efficient public transport network is on hand with a train station in Gorebridge giving access to Edinburgh city centre. The property has excellent road links with the A7 giving access to surrounding towns, The City of Edinburgh Bypass, and the broader motorway network. Nearby, Gorebridge is a slightly larger town with an active and thriving community. The town has a good selection of shops and services including Post Office facilities. There are also excellent amenities in the market towns of Bonnyrigg and Dalkeith. There is a Tesco Superstore on the edge of Dalkeith, and a retail park at Straiton which features a variety of superstores including Ikea, Costco and Sainsburys.

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## The Location

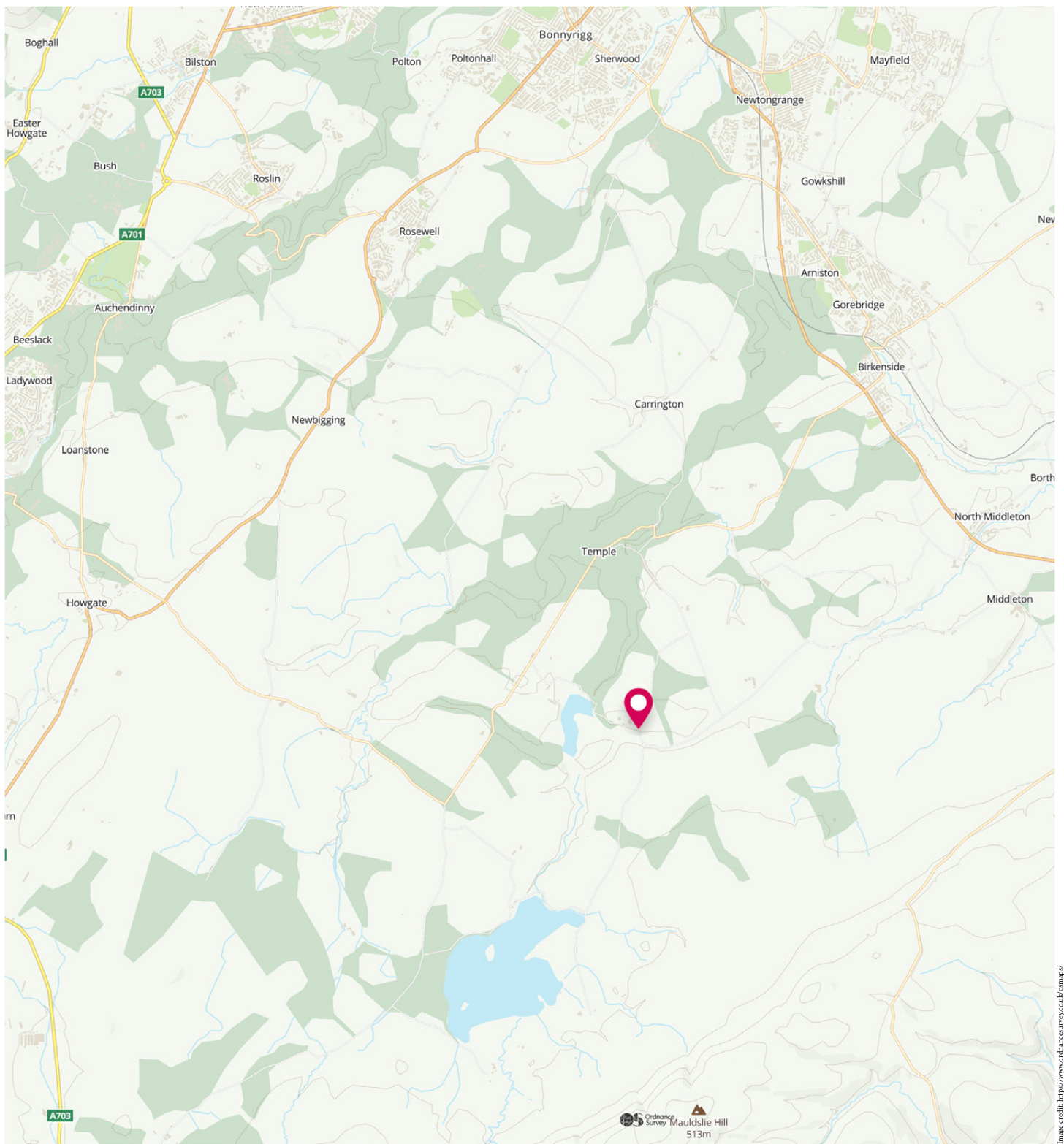


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**ALAN SUTHERLAND**  
Designer

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