

Stables



WHITEHILL

— COUNTRY ESTATE —

WHITEHILL is redefining the Country Estate for the 21st Century. Once reserved for the privileged few, Whitehill Country Estate, and all its splendour, can now be enjoyed by all.

There will be no lord of the manor here. Instead, a diverse community of owners seeking seclusion, tranquillity, and a quality of life like no other, will share, enjoy, and enrich the grounds of Whitehill Country Estate every day.

It's time for a new chapter; it's time to be part of something special.





Offering seclusion and spectacular views, Whitehill Country Estate is a unique proposition for those seeking an outstanding quality of life. At just thirty minutes from the centre of Edinburgh, at Whitehill, you really can have it all.

Accessed via a private drive, your arrival to the estate is nothing short of breath-taking. This unique development centres around Whitehill House, an impressive example of Tudor Jacobean architecture which sits majestically in mature grounds, surrounded by the estate's own golf course.

Purchasing within the development gives access to an incredible range of facilities including golf club membership, maintained grounds and of course the hours upon hours of beautiful walks and tranquillity in a setting normally reserved for The National Trust.

This pioneering development is like no other. The sensitive restoration of the main house contrasts with pockets of exclusive architecturally designed homes around the estate, forging a diverse and vibrant community. Whether you are looking for a modern family home, period apartment, main residence or second home, one thing remains...the once unattainable dream of living on a country estate is now possible at Whitehill Country Estate.

The Masterplan

The development of Whitehill Country Estate will be phased over several years. The first phase saw the completion of *Whitehill Woods*, a group of ten distinctly designed executive level homes completed in 2020.

The second phase sees the release of *The Stables* at Whitehill Country Estate featuring eight apartments annexed off the main house and set around the courtyard of the original stable block. Work has also begun on the redevelopment of the main house itself, which will contain eighteen apartments accessed from a grand foyer featuring high ceilings, carved oak staircase, and an elaborate carved stone fireplace featuring the Ramsay crest and figurines.

Planning has been approved for the subsequent clusters of homes, which have been sensitively positioned amongst existing mature woodlands to limit the impact on previous phases. This retains a sense of seclusion across the estate and enables each phase to develop its own identity and micro-community.





The Facilities

Whitehill Country Estate offers something for everyone. Keen golfers will undoubtedly be impressed with the estate's own golf course. From the full 18, to just a few holes of an evening, the luxury of the convenience this brings is incredible.

For those who do not play golf, the rolling fairways and manicured greens provide views from every angle and are a joy to walk around, as are the extensive grounds, and forests managed by the Crown Estate.

Walking and cycling within the grounds reveals an abundance of nature and wildlife with no two walks needing to be the same.

Additionally, the on-site tennis court and access to the clubhouse bar and cafe, put Whitehill Estate's facilities more akin to a resort than privately owned home.

The Golf Course

The challenging par 70 golf course is a formidable test for golfers of every level. Designed by the acclaimed John Chilver Stainer, one of Europe's leading golf course architects, each hole presents the player with a different challenge. While holding par can be difficult, even for the best of golfers, the layout, and glorious setting, make it an immensely rewarding play.

Originally a 9 hole course, an additional 11 holes were added a few years ago, making this an incredibly flexible, and varied course to suit all preferred styles of play.

The highly regarded team of greenkeepers ensure this hidden gem of a course is kept in fabulous condition. Described as "like playing millionaire's golf", Whitehill House is one of Edinburgh's best kept golfing secrets that you will want to keep that way.



The History

Whitehill had been held by the Ramsay family as one of their residences for centuries, but it wasn't until around 1840 that Robert Balfour Wardlaw-Ramsay commissioned the enormous, elegant mansion house that we see today. The architect, William Burn, was a prolific Scottish architect responsible for iconic buildings such as The Edinburgh Academy, The National Gallery and St John's Church. He also designed parts of the New Town of Edinburgh but his 60 year career saw him work beyond Edinburgh to throughout Scotland and the rest of the United Kingdom. He built in many styles but remains a pioneer of the Scottish Baronial style and is renowned for his highly decorative country houses.

The white stone used to build Whitehill House, which has now weathered to a pale grey, was mined from the estate itself; a fitting tribute given the mining activities of the family. As owners of the local coal mines, the Ramsays were responsible for building the surrounding mining villages of Rosewell, Newtongrange and Bonnyrigg to



house their workers and families; villages which are now integral to the lives of Whitehill's residents today.

Robert Balfour Wardlaw-Ramsay lived at Whitehill House with his wife and nine daughters. Upon his death in 1882 his only son, Major Robert George Wardlaw-Ramsay, returned from the army to manage Whitehill and the other family estate in Tillicoultry. Aside from his decorated military career, Major Robert George was a naturalist and a celebrated Ornithologist, becoming president of the British Ornithologist's Union between 1913-1918 and a Fellow of the Zoological Society. His interests in birds began as a young boy and undoubtedly from his idyllic childhood years spent on the Whitehill Estate.

During the first world war Whitehill House was used as a Red Cross Hospital. It was later sold to the Order of St Vincent de Paul in 1924 and ran by nuns as a hospital to care for children and adults with learning disabilities until 1999. The hospital even received a visit from Pope John Paul II during his visit to Scotland in 1982.

The house and estate once again came under private ownership at the turn of the Century with the new owner adding a golf course and later establishing Whitehill House Golf Club in 2005. Plans were then forged to develop Whitehill Country Estate into the unique proposition we see today.



ESKBANK STATION
11 minutes



MAJOR ROADLINKS
A720 (bypass) - 13 minutes
M8 - 23 minutes
M9 - 26 minutes
A1 - 23 minutes



EDINBURGH AIRPORT
27 minutes



Whitehill Country Estate is ideally positioned to offer highly desirable country living, alongside the convenience of being just thirty minutes from the centre of Edinburgh.

The Estate is located in the picturesque village of Rosewell, Midlothian; an area that borders Edinburgh, East Lothian and the Scottish Border regions. The village is serviced by a regular bus service to Edinburgh, while the neighbouring town of Eskbank offers convenient rail access to Edinburgh Waverley. The Edinburgh bypass is easily reached and provides main routes to the East, West and North, and of course Edinburgh Airport, where you will find a wide range of domestic and global connections.

Locally you will find a vast range of shops to cater for all your needs including local convenience stores in neighbouring Roslin and Bonnyrigg, and large superstores in Dalkeith and Penicuik. The hugely popular retail park at Straiton is just fifteen minutes away, while the plentiful shopping, dining and cultural offerings of Edinburgh itself are reached within half an hour.

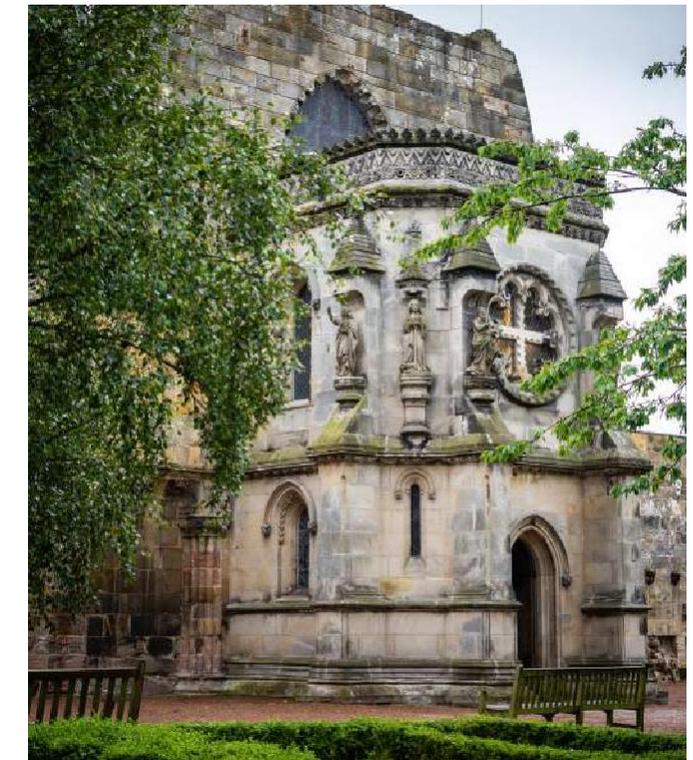
Primary and Secondary level schooling are all locally available while the centrally located private schools are all within easy reach.

The Local Area

Beyond the facilities Whitehill Country Estate has to offer, you will find an extraordinarily diverse range of activities on your doorstep. The Snow sports Centre at Hillend offers year round ski facilities, while the excellent local biking trails will appeal to the more energetic buyer. The Esk Valley Trail is a popular walking and trekking route, and for those who enjoy horse riding or require livery services, Thornton Farm Stables positioned just outside Rosewell are, but a stone's throw away.

The world-famous Rosslyn Chapel, and National Mining Museum lie in neighbouring towns, offering the chance to explore the rich mining history of the area and its religious connection popularised by the Da Vinci Code. Regular outdoor activities organised within the local communities will keep young and old alike entertained.

Whitehill Estate also provides the perfect base to explore the regions it borders. The hugely popular Scottish Borders market towns of Peebles and Melrose lie within



easy, and direct reach, while the world famous 7stanes biking resort of Glentworth, and salmon fishing along the Tweed, can be reached in under 40 minutes.

The bordering Pentland Hills and Southern Uplands provide some of the most beautiful walking and climbing routes, which, unlike their northern counterparts, will not be overrun with tourists. This largely undiscovered area provides the perfect haven for those seeking a closer connection with the outdoors.



The Stables



The sensitive restoration and redevelopment of the former stable block at Whitehill Country Estate has created eight completely unique one-and two-bedroom properties. Each enjoys their own layout, original features, and distinctive charm, meaning there is something to suit all requirements.

Attached to the Main House, and accessed via a most impressive stone entrance, the first impressions of these homes are magnificent, and a real pleasure to arrive at each day. Behind the stone entrance lies a beautifully landscaped courtyard with a feature eucalyptus tree taking centre stage. Seating around the courtyard provides space to relax and socialise in this idyllic communal courtyard setting.

The transformation of the old stables into private homes has been well considered. Each home delivers on practicalities as well as appearance with an exceptional level of built-in storage provided in the form of contemporary sliding wardrobes and expansive under stair cupboards. Most properties feature en-suites off principal bedrooms and, where possible, separate utility rooms have been created to allow the everyday tasks to remain hidden. These wonderful homes are therefore ideal for those seeking a slice of exclusive country living, either as a main home or second residence.

The Development Plan

Property	Floors	m ^{2*}	Sq. Ft*	Bedrooms	Bathrooms**	En-suite	Utility
No. 18	GF	159	1,707	2	2	●	●
No. 19	2	155	1,668	2	1	-	-
No. 20	2	114	1,223	2	2	●	●
No. 21	2	139	1,492	2	2	●	-
No. 22	2	140	1,506	2	3	●	-
No. 23	2	97	1,040	2	1	-	-
No. 24	2	79	854	1	1	-	●
No. 25 ***	FF	106	1,145	2	1	-	●

*All dimensions to the nearest unit | **Full bathrooms only, excluding WC's

*** Apartment measures 97m² | 1,045 sq ft plus private staircase measuring 9m² | 100 sq ft

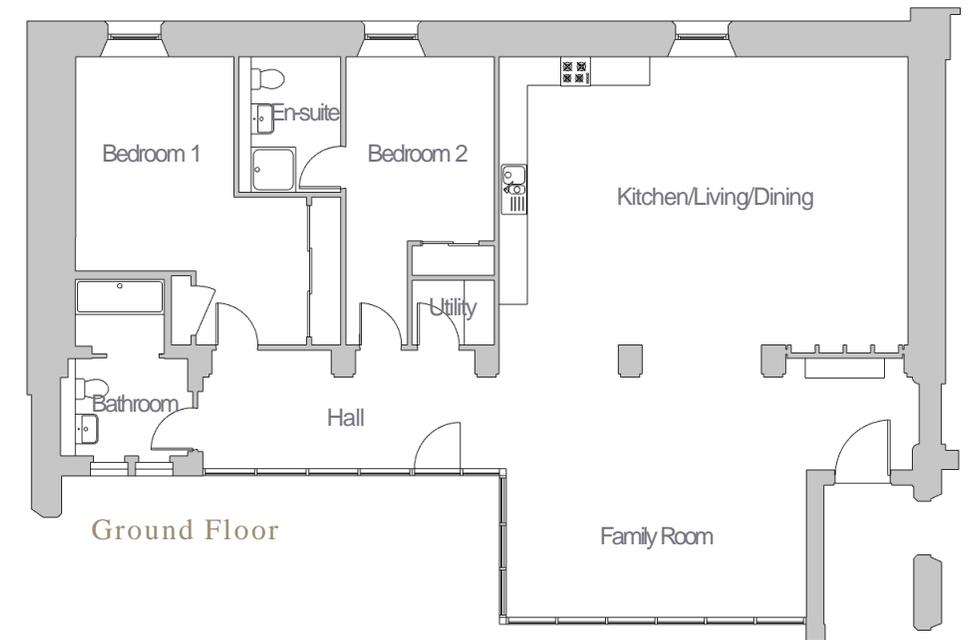




No.18

The largest apartment within The Stables at 159m²; this property offers exceptionally generous single storey living, and a stunning fusion of contemporary and original features. A modern glass extension fills this home with light on an unprecedented scale, and contrasts beautifully with the original stone arches of the stable block, making this property utterly unique.

The enormous open plan living area feels grand from its proportions, yet at the same time, cosy and intimate. The glass walled family room offers beautiful views of the courtyard whilst providing further reception/entertaining space.



Ground Floor	Metres	Feet
Family Room	6.1m x 3.0m	20" x 9'10"
Kitchen/Living/Dining	8.3m x 5.8m	27'3" x 19'0"
Bedroom 1	4.7m x 5.8m	15'5" x 19'0"
Bathroom	2.4m x 3.5m	7'10" x 11'6"
Bedroom 2	3.0m x 5.8m	9'10" x 19'0"
En-suite	2.1m x 2.7m	6'11" x 8'10"
Utility	1.7m x 1.3m	5'7" x 4'3"
Hall	2.4m x 14.6m	7'10" x 47'11"



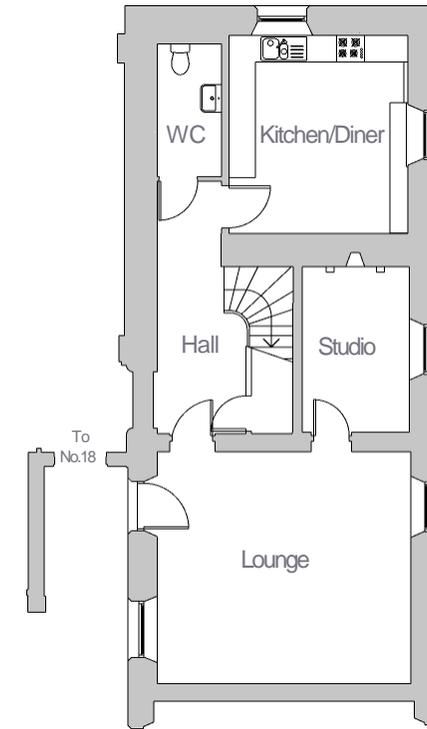
No.19

Behind the modest entrance of no.19 lies a wealth of charming original features. Upon entering the hall, you are met with the striking original curved staircase, which, via a quirky level change, leads to a luxurious modern bathroom.

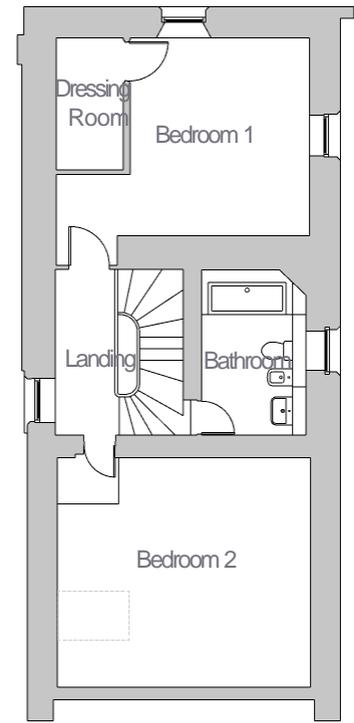
This home offers some of the most flexible accommodation within the development. A studio accessed from the large living room would make an ideal home office, while the huge second bedroom could be used in several different ways due to its proportions and beautiful natural light.



Ground Floor



First Floor



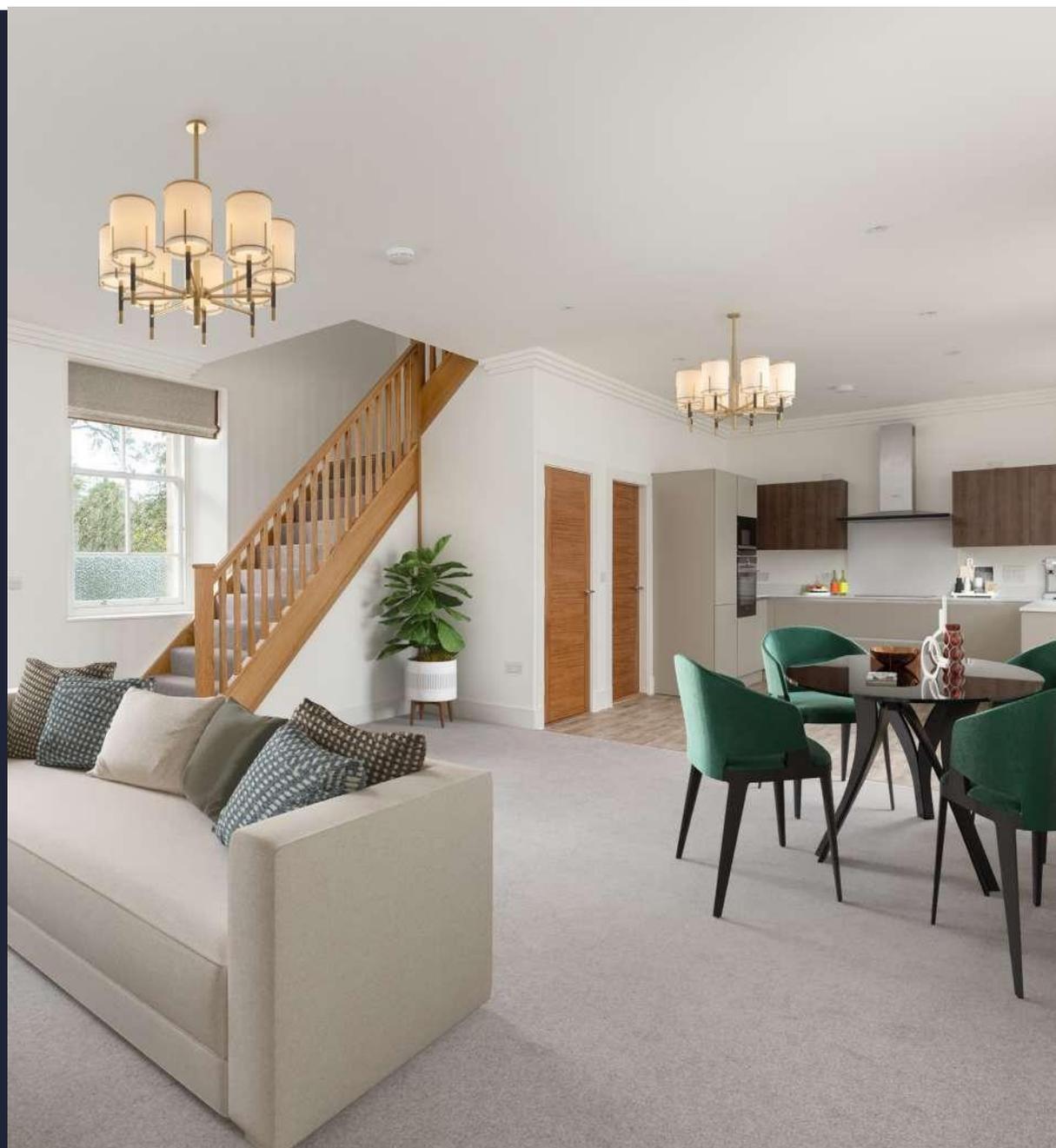
Ground Floor	Metres	Feet	FIRST FLOOR	Metres	Feet
Lounge	5.5m x 5.0m	18'1" x 16'5"	Bedroom 1	5.5m x 4.3m	18'1" x 14'1"
Studio	2.3m x 3.6m	7'7" x 11'10"	Dressing Room	1.5m x 2.9m	4'11" x 9'6"
Kitchen/Diner	3.9m x 4.3m	12'10" x 14'1"	Bedroom 2	5.5m x 5.0m	18'1" x 16'5"
WC	1.4m x 2.9m	4'7" x 9'6"	Bathroom	2.3m x 3.6m	7'7" x 11'10"
Hall	1.9m x 5.4m	6'3" x 17'9"	Landing	1.3m x 3.6m	4'3" x 11'10"



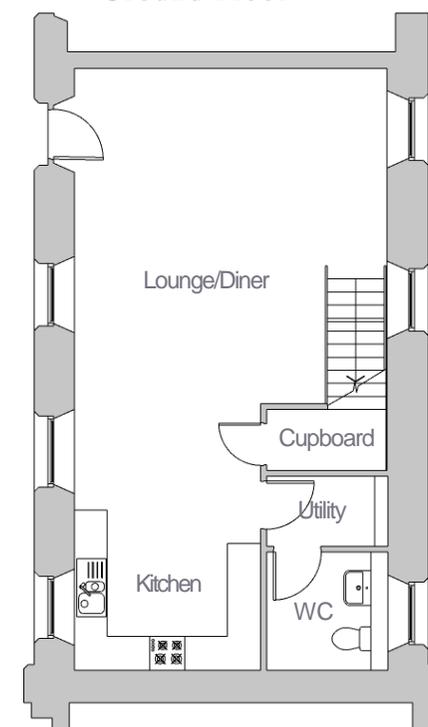
No.20

Upon entering No.20, the sense of light and space is immediate, and very welcoming. Running the length of the property, the open plan layout offers not only very generous living space, but also beautiful views over the courtyard and to the estate beyond from its double aspect windows.

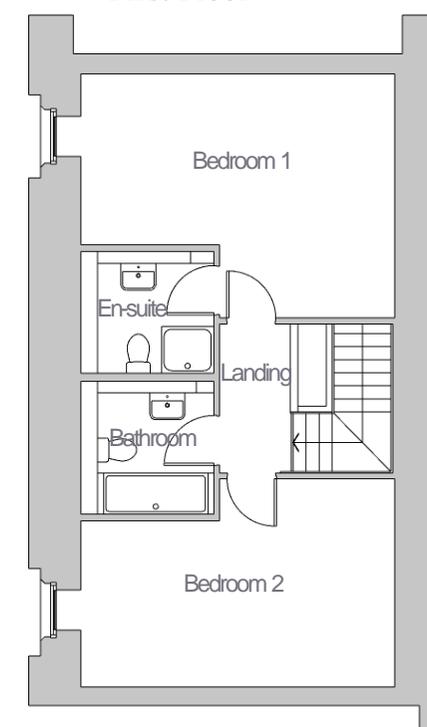
Upstairs each bedroom enjoys elevated views over the courtyard, while an en-suite and separate bathroom offer the ideal setup for overnight guests. Practical elements have been well considered with a separate utility area accessed off the kitchen, and Tardis like storage under the stairs.



Ground Floor



First Floor



Ground Floor	Metres	Feet	First Floor	Metres	Feet
Lounge/Diner	5.4m x 7.6m	17'9" x 24'11"	Bedroom 1	5.4m x 4.2m	17'9" x 13'9"
Kitchen	3.2m x 2.7m	10'6" x 8'10"	En-suite	2.3m x 2.1m	7'7" x 6'11"
Utility	2.1m x 1.2m	6'11" x 3'11"	Bedroom 2	5.4m x 3.6m	17'9" x 11'10"
WC	2.1m x 2.0m	6'11" x 6'7"	Bathroom	2.3m x 2.3m	7'7" x 7'7"
			Landing	1.2m x 2.5m	3'11" x 8'2"



No.21

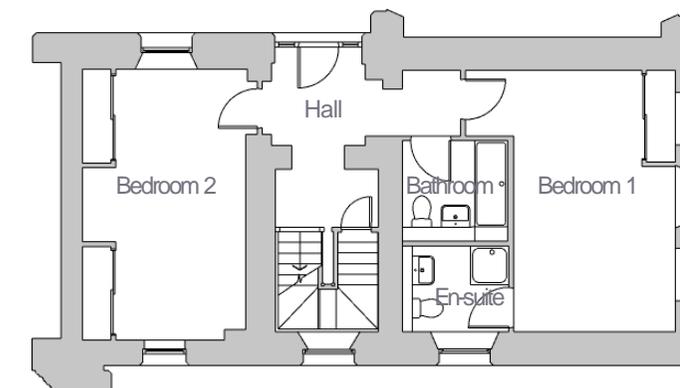
Differing from most of the properties, no.21 offers upside down living. Generous, light filled bedrooms occupy the ground floor along with all bathroom facilities, including an en-suite to the principal bedroom.

A central staircase leads to the most impressive open plan reception room featuring a contemporary kitchen with island arrangement at one end, and very generous lounge space at the other. Set within the eaves, this room offers an abundance of character including a reveal of original stone wall which showcases the buildings former life beautifully.

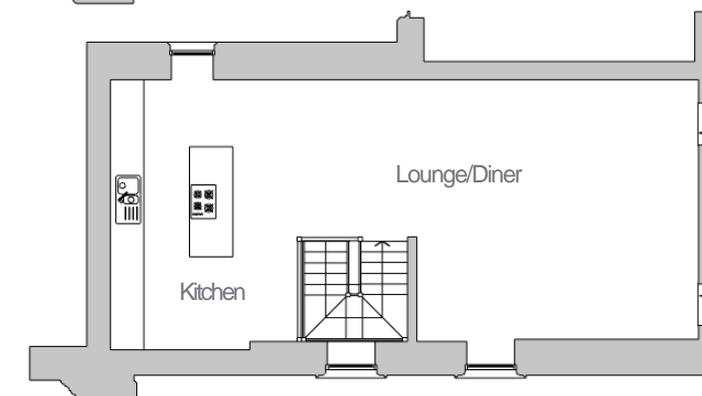


139m² | 1,492 sq ft

Ground Floor



First Floor



Ground Floor	Metres	Feet	First Floor	Metres	Feet
Bedroom 1	3.4m x 5.5m	11'2" x 18'0"	Lounge/Diner	9.4m x 5.4m	30'10" x 17'9"
En-suite	2.2m x 1.8m	7'3" x 5'11"	Kitchen	2.9 x 5.6m	9'6" x 18'4"
Bedroom 2	3.4m x 5.6m	11'2" x 18'4"			
Bathroom	2.2m x 2.1m	7'3" x 6'11"			
Hall	4.2m x 3.8m	13'9" x 12'6"			



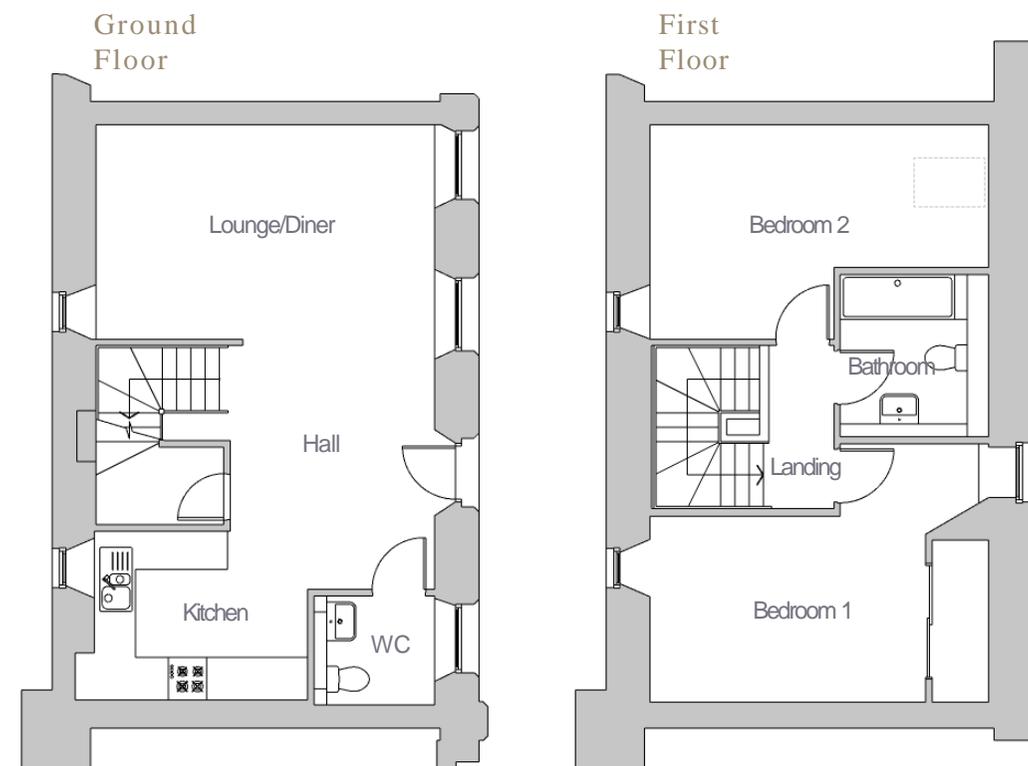
No.23

The bright, open plan layout of no.23 provides a warm and inviting entrance. To one side is a modern kitchen and convenient WC, while to the other is a well-proportioned lounge area with the option of dining in between. The ground floor is flooded with natural light from two large windows overlooking the beautifully finished courtyard.

The principal suite has built in storage along with lovely courtyard views while the luxury main bathroom features a decorative lighting feature above the mirror. A further bedroom provides ideal guest accommodation.



97m² | 1,040 sq ft



Ground Floor	Metres	Feet	First Floor	Metres	Feet
Kitchen	3.4m x 2.6m	11'2" x 8'6"	Bedroom 1	5.2m x 4.0m	17'0" x 13'1"
Lounge/Diner	5.3m x 3.3m	17'5" x 10'10"	Bedroom 2	5.3m x 3.3m	17'5" x 10'10"
WC	1.9m x 1.7m	6'3" x 5'7"	Bathroom	2.3m x 2.5m	7'7" x 8'2"
Hall	3.2m x 3.9m	10'6" x 12'10"	Landing	1.0m x 2.5m	3'3" x 8'2"



No.24

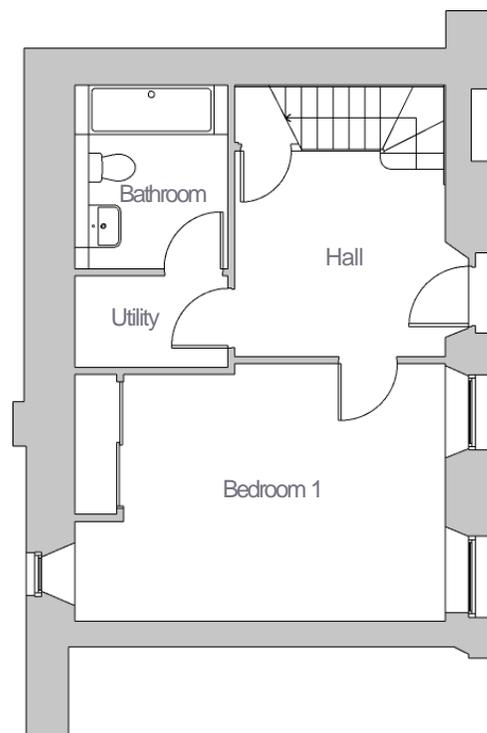
Though the smallest of the properties, no.24 is a spacious one-bedroom home. An exceptionally large and welcoming entrance hall leads to the very generous bedroom with built in storage and courtyard views. A dedicated utility area en-route to the main bathroom keeps things practical with utility activities kept away from the main living space.

Upstairs, the open plan living area features a generous modern kitchen with room for a small dining table. Original stone wall reveals, decorative lighting features and angled ceilings create a real sense of character and warmth to this cosy space.



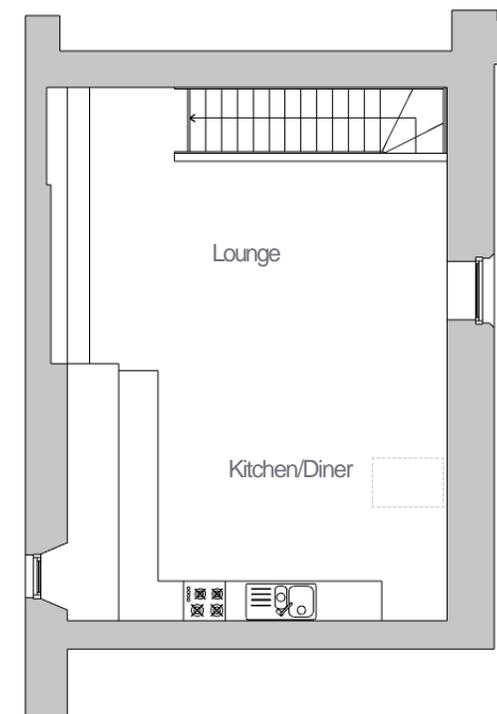
79m² | 854 sq ft

Ground Floor



Ground Floor	Metres	Feet
Bedroom	5.3m x 3.7m	17'5" x 12'2"
Bathroom	2.2m x 2.6m	7'3" x 8'6"
Utility	2.2m x 1.3m	7'3" x 4'3"
Hall	3.0m x 2.9m	9'10" x 9'6"

First Floor



First Floor	Metres	Feet
Kitchen/Diner	4.7m x 3.6m	15'5" x 11'10"
Lounge	5.1m x 4.0m	16'9" x 13'1"



No.25

Accessed via the main house and at first floor level, no.25 is a generous, light filled one-and-a-half-bedroom property. Formed along a bright hallway, all accommodation faces south and enjoys stunning views over the golf course and to the Estate beyond.

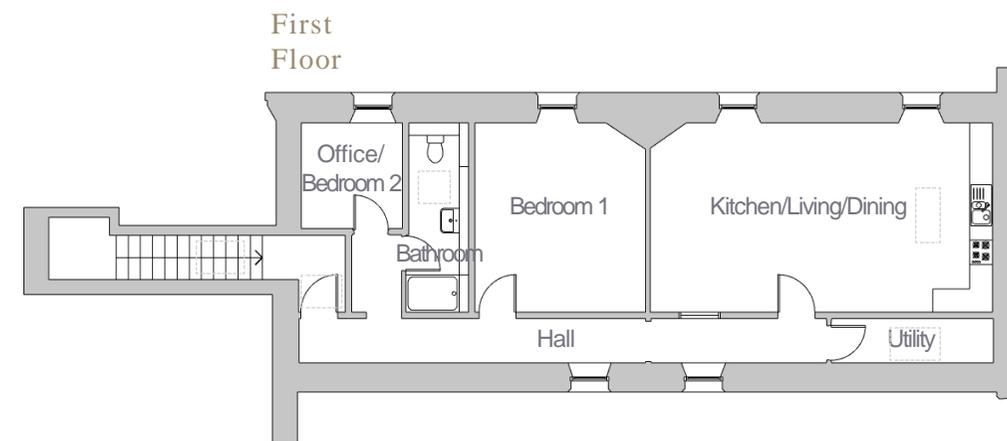
The principal bedroom is generous and well proportioned, while a further small bedroom would make an ideal home office or nursery/child's bedroom. The light filled open plan living area is further enhanced by a quirky light well above the kitchen, adding to the charm of this very inviting home.



106m² | 1,145 sq ft

Apartment = 97m² | 1,045 sq ft

Private Staircase = 9m² | 100 sq ft



First Floor	Metres	Feet
Kitchen/Living/Dining	8.4m x 4.6m	27'7" x 15'1"
Bedroom 1	4.2m x 4.6m	13'9" x 15'1"
Office/Bedroom 2	2.5m x 2.6m	8'2" x 8'6"
Bathroom	1.5m x 4.6m	4'11" x 15'1"
Hall	13.0m x 1.0m	42'8" x 3'3"
Utility	4.0m x 1.0m	13'1" x 3'3"



GET IN TOUCH

For more information, contact the Rettie New Homes team below:



RETTIE

0131 243 3858

newhomes@rettie.co.uk

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