

# BRYCE HOUSE

LOGANBANK • MILTON BRIDGE • MIDLOTHIAN



 Knight  
Frank



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*Impressive principal wing of an historic house with open views to the Pentland, Moorfoot and Lammermuir Hills.*

Entrance hall • drawing room • dining room • cloakroom • dining kitchen • utility room • four bedrooms • studio/bedroom 5 • bathroom and two separate WC's

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Summer house

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Garage

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Courtyard with garden store

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Private gardens and woodland

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**In all about 1.98 ha (4.9 acres)**

Edinburgh 8 miles • Edinburgh Airport 12 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

Loganbank is an area of beautiful parkland situated in the Glencorse Valley and Logan Burn Conservation Area, at the foot of the Pentland Hills. There are open views to the east over the Moorfoot and Lammermuir hills and to the purple capped Pentlands to the west.

The property is well situated for access to the Edinburgh City Bypass, the city centre (8 miles) and Edinburgh Airport (12 miles). The bypass (4 miles) is to the north and gives access to the south, east and west of the city, the airport and the motorway network. The A702 provides a fast link to the M74 to the south.

Milton Bridge and Penicuik have an excellent range of local facilities, including shops, a post office and both primary and secondary schools. Only a short distance away the professional and cultural hub of Edinburgh also offers a selection of independent schools including George Watson's College and Merchiston which are conveniently positioned on the south side of the city.

Bryce House is ideally positioned for outside recreation. The Pentland Hills Regional Park is popular for walking, mountain biking and fell running alike and is home to the Midlothian Ski Sports Centre. There are a number of local golf courses including Glencorse, Rutherford Castle and West Linton, with all the links courses of East Lothian easily accessible via the City Bypass.

## Directions

When travelling from Edinburgh southbound on the A701 towards Penicuik, pass the Glencorse golf course on the left hand side and then turn right, signposted to Glencorse Kirk. Follow this road past the Kirk and the drive leading to Bryce House will be seen on the right hand side.

## Description

Bryce House forms part of a larger 19th Century country house, originally known as Loganbank House. At that time it was a small thatched summer residence for Rev. John Inglis, the minister of Old Greyfriars in Edinburgh, whose son, also John Inglis acquired the nearby Glencorse House in 1855. His elder son, Harry Maxwell Inglis inherited Loganbank House in 1834.



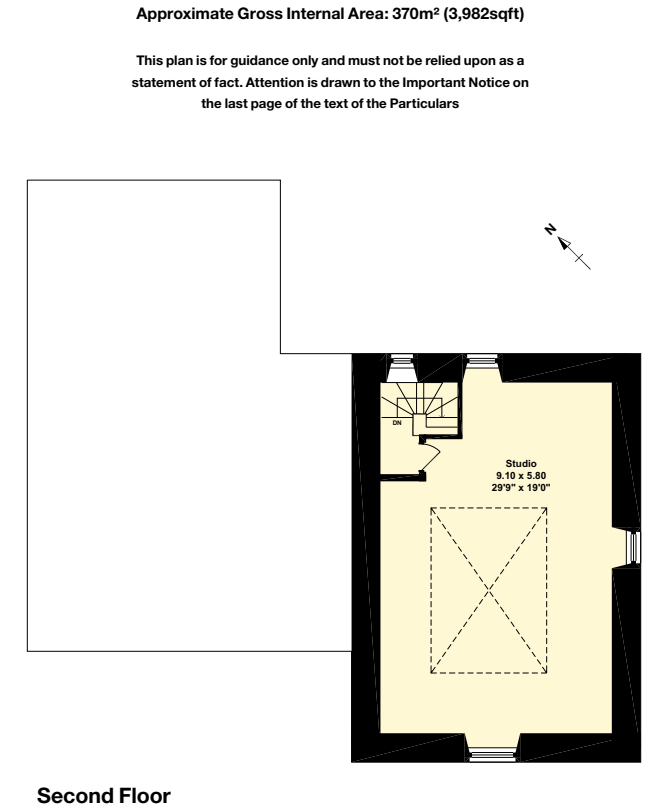
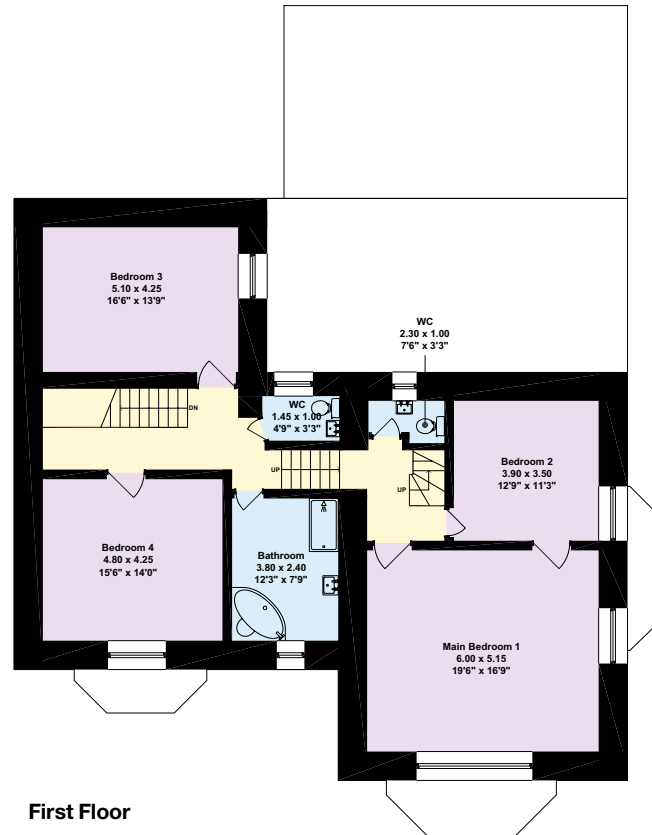
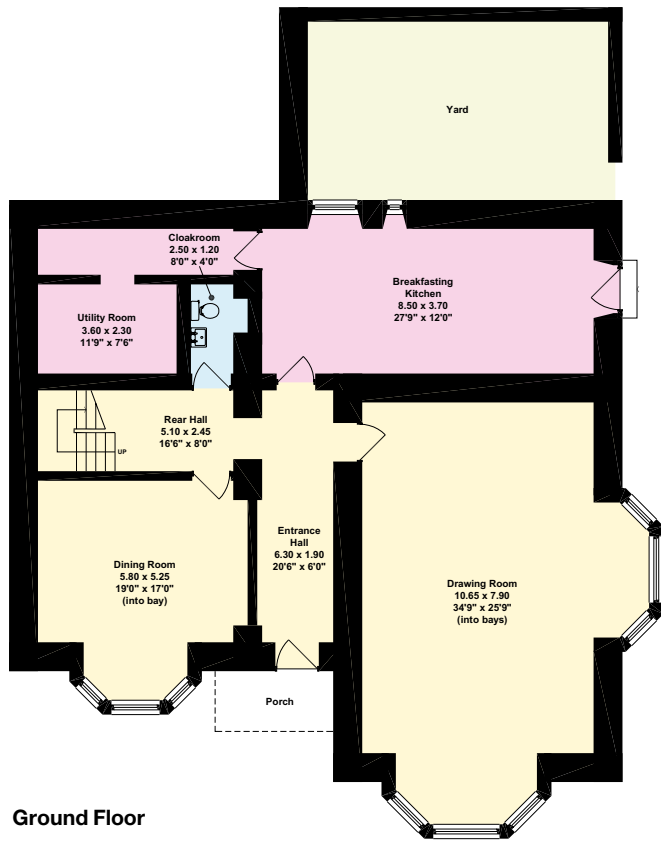


The house was substantially extended and improved in 1860 when the Glencorse and Loganbank Estates were both in the possession of the Inglis family. The architect was the famous Scot, David Bryce who added the three storey tower which forms a large part of the current Bryce House.

Bryce House has accommodation over three floors. The entrance porch opens into a wood panelled, L shaped reception hall with a multi-fuel stove set into the fireplace beneath an impressive timber and stone mantel. To the rear of the hall, next

to a cloakroom, with wc and wash basin, there is useful storage under the stairs.

The magnificent drawing room has all the grandeur to be expected of its architect, David Bryce, and retains many original features including the corncicing and working shutters. Wonderful high ceilings are offset by two stunning canted bay windows that frame the views to the Moorfoot and Lammermuir hills to the east and woodland gardens to the south. A beautiful Rococo style mantel piece frames the fireplace which houses a



multi fuel stove. The dining room has elegant Georgian proportions and a lovely bay window overlooking the garden.

The kitchen is a practical room with a large space for dining and a door directly into the garden. There are fitted units and a three oven Rangemaster 110 cooker. The Glow Worm gas boiler and hot water cylinder are discreetly boxed into one corner and there is space for a dishwasher and a fridge freezer.

A back corridor provides further storage and leads to the old wine cellar, now a multi-purpose utility room and workshop.

On the first floor a light tunnel lights the landing. There are four bedrooms, one of which is currently used as a sitting room. The master bedroom has spectacular views to the east. The family bathroom with bath, shower and wash basin is supplemented by two WCs one of which has the original Victorian fittings.

The former billiard room occupies the whole of the second floor level of the tower. This impressive space is lit from above by a cupola and has windows on three aspects. This is a versatile space and could be used for any number of purposes, such as a playroom, an artist's studio or a further bedroom.

## Garden Ground

The property is approached along a hard drive which leads to a gravel parking area in front of the house. The lawned grounds feature established, colourful rhododendrons which supplement a stretch of mixed woodland to the south of the policies.

An enclosed courtyard is situated behind the house near the kitchen and contains a garden store. In the grounds there is also a summer house, a log store and a large timber garage

## Services

The house is served by mains electricity, gas, water and drainage. There is a gas fired central heating system on the ground floor.

## Council Tax

The property is in Council Tax band G.

## Listed Buildings

Bryce House is listed Category B

## 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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## Energy Efficiency Rating

