



**McEwan Fraser Legal**

Solicitors & Estate Agents

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The Stables Cottage

BELWOOD ROAD, PENICUIK, MIDLOTHIAN, EH26 0NL

THE LOCATION

The Stables Cottage is ideally situated for any commuter with easy access to Edinburgh City Bypass, providing links to Edinburgh Airport and various motorway networks.

Penicuik itself, is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there are larger supermarkets including Lidl and a Tesco Superstore. Slightly further afield, a short drive takes you to Straiton Retail Park where you will find a selection of shops including Marks and Spencer, Next, Asda, IKEA, Costco and Sainsburys to name a few. The town centre also provides a wide choice of building societies, banking and Post Office services.

Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a Library and swimming pool.



THE PROPERTY

McEwan Fraser Legal are delighted to bring to the open market this attractive and characterful three/four-bedroom family home, converted from an 18th century stables building, and which is surrounded by woodland and large gardens. Great emphasis has been placed on the creation of easily managed and free-flowing space, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers' needs.

In more detail, the property consists of a hallway with ample storage. The large, sunny lounge has a lovely outlook over the rockery and garden, allows for free standing furniture and different configurations, and benefits from a log burning stove.



THE LOUNGE

The kitchen comprises wall and floor-mounted units, hob, oven, hood, integrated fridge, ample worktop surface, a full-height larder cupboard, and a Stanley cooker, which also houses the boiler for the central heating and hot water. Patio doors give access to the south-facing cobbled courtyard. On the lower floor there is a large, south-facing double bedroom with patio doors, and a good-sized single bedroom, both bright and airy and allowing for free-standing furniture, as well as benefiting from built-in storage. A further versatile room, currently used as a study, is also on the lower floor. This gives access to a utility area, with plumbing for washing machine and dishwasher, storage shelves and room for a freezer. The study also provides access to the full-width loft.

The bathroom benefits from a shower, wash hand basin, WC and bidet, and there is a separate cloakroom with wash hand basin and WC.



THE KITCHEN



On the upper level, a second lounge or mezzanine is found, an ideal space for unwinding, bright and airy, and allowing for free-standing furniture. This could easily be converted back to a fourth bedroom by re-inserting a partition wall. The master bedroom also provides ample space for free-standing furniture and comes with built-in storage. The en-suite bathroom has a bath, wash hand basin and WC. There is a second full-width loft over the sitting room, with external access. The property benefits from a mixture of double and single-glazed units and has oil-fired central heating downstairs.





Externally, there is off-road parking for two vehicles to the front, and a gravel drive which leads to a detached garage. There is a beautifully landscaped, established back garden with a pond, rockery, flowerbeds, pathways and a greenhouse.

Beyond is a further 0.39 acres (approx.) which is partially cultivated with raised beds, fruit trees, a large pond, but in need of some work. There are ample outbuildings including a stone building with services, kitchen area and two rooms. This area has a lot of potential including the possibility of building a further property (STPP). Early viewing is highly recommended.



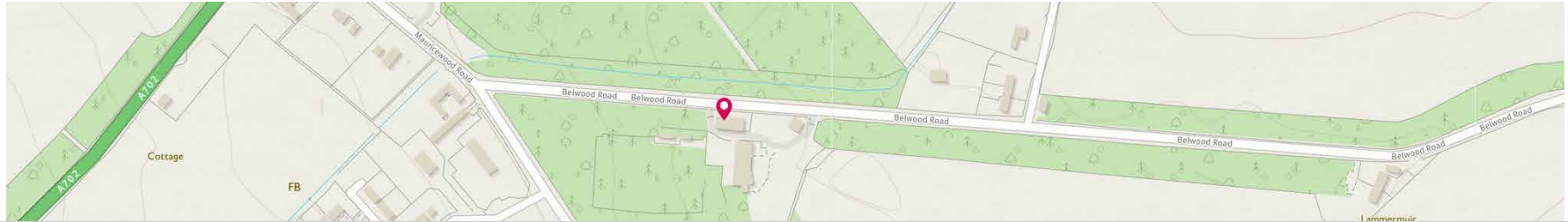
Approximate Dimensions (Taken from the widest point)

Lounge	9.14m (30') x 4.00m (13'1")
Kitchen	4.10m (13'5") x 3.25m (10'8")
Bedroom 2	4.80m (15'9") x 2.95m (9'8")
Bedroom 3	3.64m (11'11") x 2.60m (8'6")
Study	3.26m (10'8") x 2.75m (9')
Shower Room	2.37m (7'9") x 2.00m (6'7")
Utility	2.20m (7'3") x 1.83m (6')
WC	1.68m (5'6") x 0.90m (2'11")
Lounge Area	6.70m (22') x 4.99m (16'4")
Bedroom 1	3.84m (12'7") x 3.27m (10'9")
En-suite	2.42m (7'11") x 1.84m (6')

Gross internal floor area (m²): 161m²

EPC Rating: E

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




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Text and description
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