

PENTLAND HOLIDAY COTTAGES

Nine Mile Burn, Penicuik, EH26 9LZ

Mcewan Fraser Legal is delighted to present to the market a rare opportunity to purchase a luxury holiday accommodation complex, fully furnished and ready for instant operation. Pentland Holiday Cottages are situated at the foot of the Pentland Hills, South of Edinburgh City Centre and occupy a sizable plot.

The holiday cottages comprise of The Robins Hideaway, The Swallows Retreat and The Sparrows Haven. This new development is finished to the highest standard and is being offered with everything included to enable the cottages to be booked and let from day one, ensuring an instant revenue stream for the new owner.



THE COTTAGES

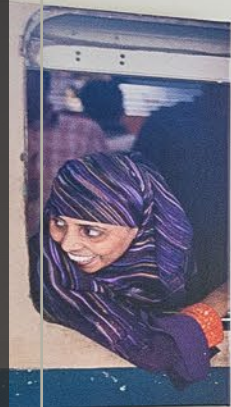
The Sparrows Haven and Robins Hideaway are located on the ground floor with the Swallows Retreat occupying the whole of the first floor. The complex is wheelchair friendly and is fully fenced and secured with intruder alarms, access is via secure electric gates.



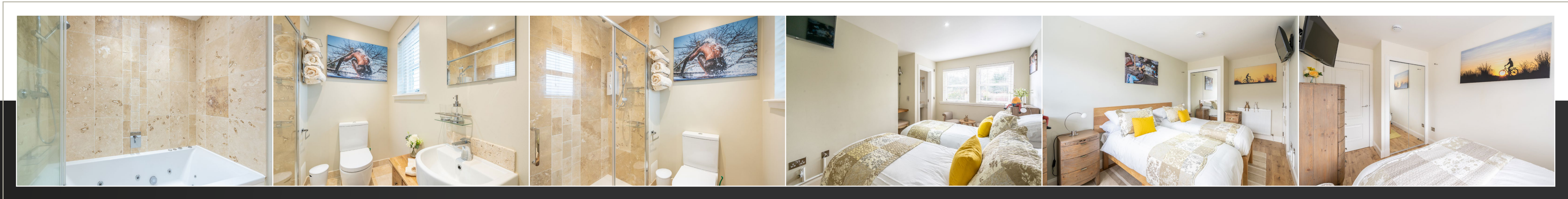
The complex comprises three two-bedroom cottages with en-suite facilities, family bathrooms, fully fitted bespoke kitchens with appliances and spacious open-plan living areas.

Internally the cottages are fully furnished with all furniture and soft furnishings including bedding and towels, TVs, kitchen appliances, crockery and utensils are included in the sale.

Externally the cottages all have a patio area and come with patio furniture, hot tubs and barbeques. The complex has beautiful garden grounds and ample parking.





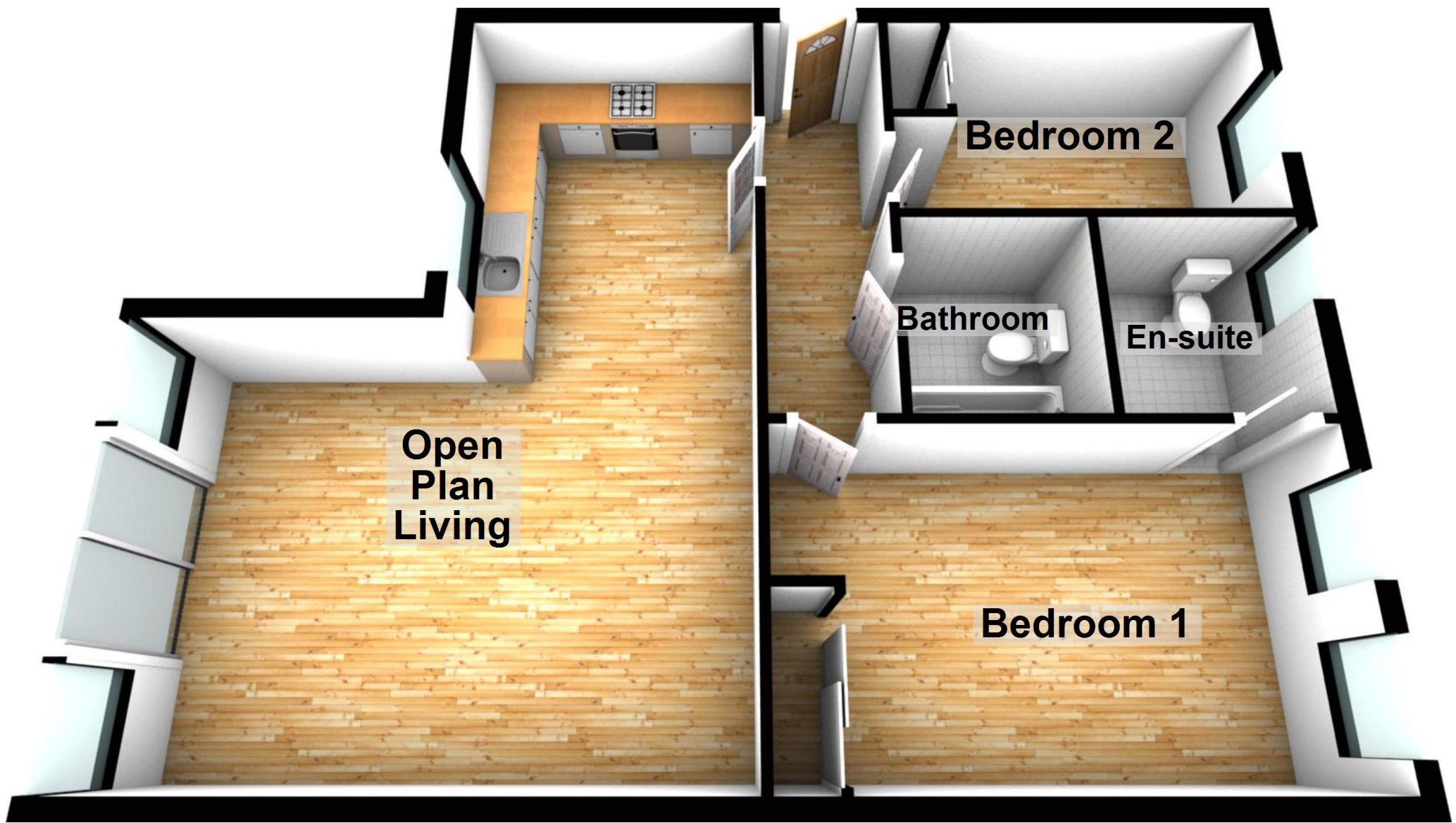




THE ROBINS HIDEAWAY

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.50m (24'7") x 5.70m (18'9")
Bedroom 1	5.09m (16'9") x 3.10m (10'2")
Bedroom 2	3.90m (12'10") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.80m (5'11")
En-suite	2.10m (6'11") x 1.90m (6'3")

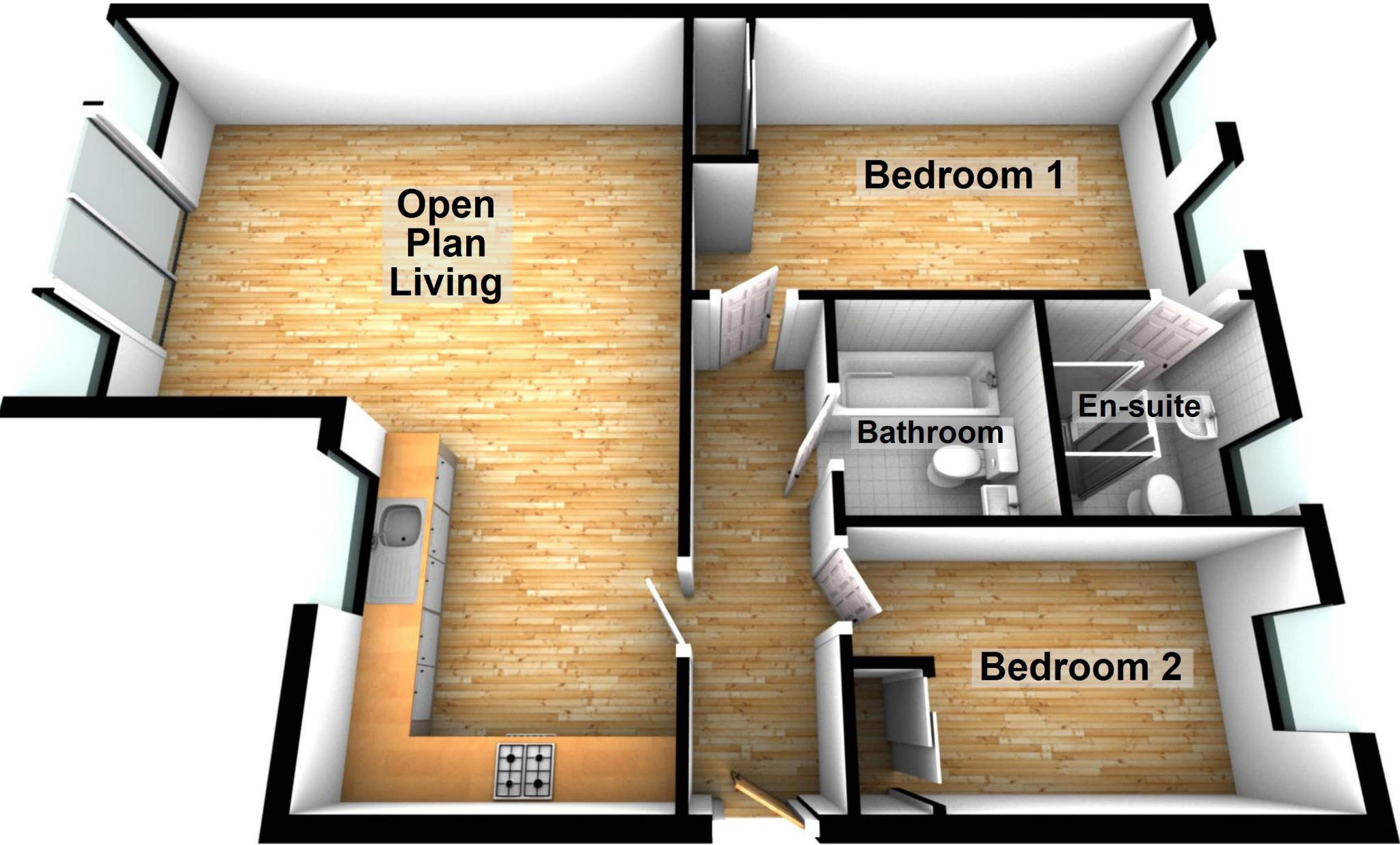




THE SPARROWS HAVEN

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.50m (24'7") x 5.70m (18'9")
Bedroom 1	5.09m (16'9") x 3.10m (10'2")
Bedroom 2	3.90m (12'10") x 2.20m (7'3")
Bathroom	2.00m (6'7") x 1.80m (5'11")
En-suite	2.10m (6'11") x 1.90m (6'3")



THE SWALLOWS RETREAT



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Approximate Dimensions
(Taken from the widest point)

Open Plan Living	10.50m (34'5") x 6.40m (21')
Bedroom 1	6.40m (21') x 3.99m (13'1")
Bedroom 2	5.80m (19') x 2.90m (9'6")
Bathroom	2.90m (9'6") x 2.79m (9'2")
En-suite	2.90m (9'6") x 1.70m (5'7")

Overall this is a fantastic opportunity to purchase three beautiful holiday cottages located in an area popular with holidaymakers, walkers, cyclists and nature enthusiasts making this a fruitful and secure 'hands-off' investment.

There is also an additional adjacent plot with full planning permission for an additional three cottages which is available by separate negotiation.

Tenure - freehold
Website - <https://www.holidaycottagesedinburgh.co.uk>
Services- gas, electric, mains water and drainage

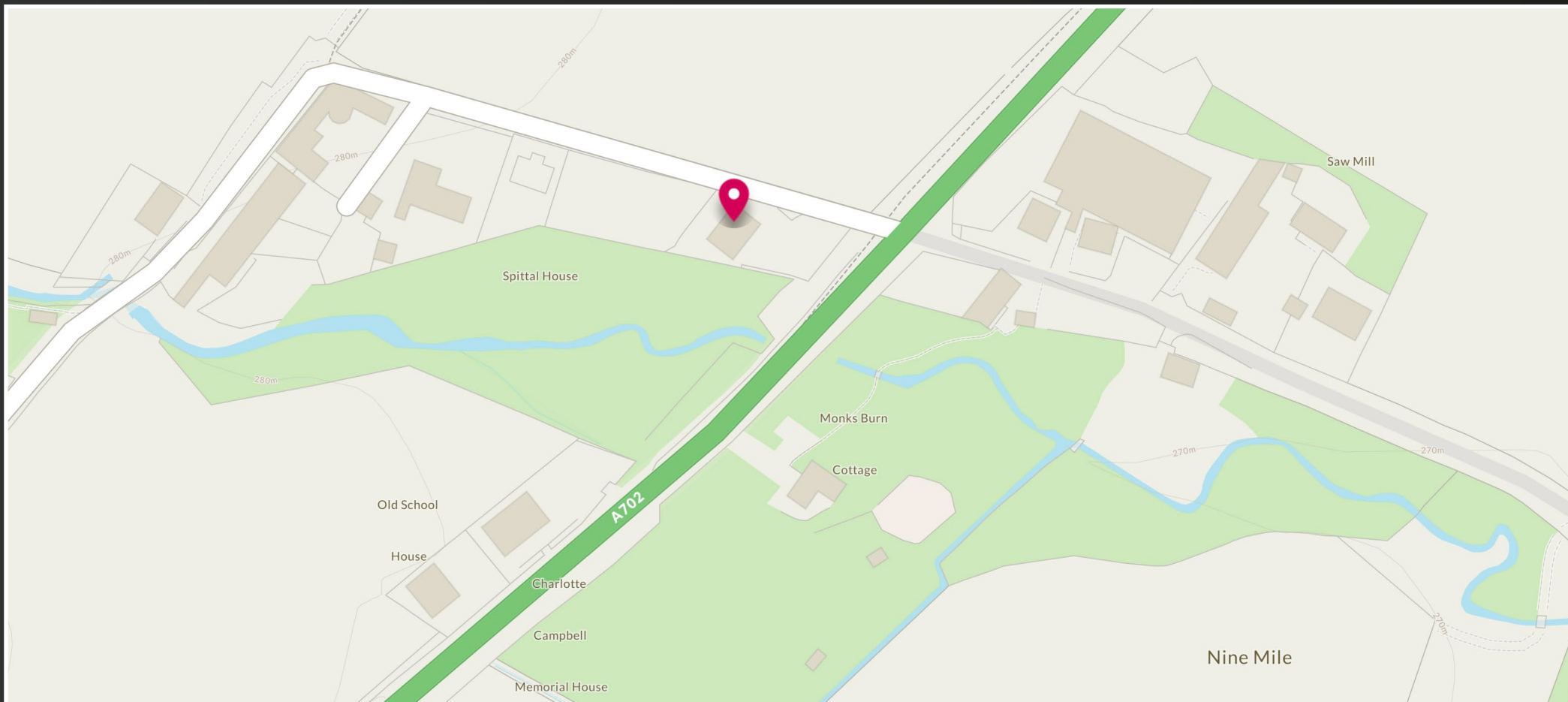






Nine Mile Burn is an idyllic hamlet located just off of the A702, between Carlops and Silverburn, just 7 miles from the Edinburgh city bypass and 15 miles from Edinburgh international airport.

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.



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