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Offers Over

£785,000

Braidwood House

Penicuik | Midlothian | EH26 9LP

Neilsons are delighted to present this impressive former farmhouse, Braidwood House, which enjoys a scenic and tranquil setting in the Midlothian countryside. This substantial detached property has been thoughtfully upgraded in recent years, blending charming period features with modern enhancements. The home boasts generous accommodation over two floors, well-maintained mature gardens, and breathtaking views over the countryside and Pentland Hills. The property also benefits from a paddock and approximately two acres of land to the front of the property.

-  5 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Ample Parking
-  Extensive Gardens and Paddock
-  EPC rating – E
-  Council Tax – H



Description

The property is accessed via iron gates and a private gravel driveway, leading to a spacious parking area at the front and additional parking to the rear.

The elegant interior is introduced via a welcoming front porch leading to a bright hallway with under stair storage. The spacious family/dining room features a bay window with spectacular views over the countryside and direct access to the garden patio. At the heart of the home, the beautifully upgraded dining kitchen is equipped with a Raeburn stove, an additional oven, hob, integrated dishwasher, and a freestanding American-style fridge/freezer. The kitchen provides access to a large pantry, a utility room with a dual air source/oil heating system, and a rear porch leading to the courtyard and single garage. A versatile office/bedroom and a modern shower room complete the ground floor accommodation.



Leading to the upper level, there is a stunning drawing room offering breathtaking panoramic views from its bay window. The principal bedroom is generously proportioned and benefits from a contemporary en-suite shower room. A dual-aspect second bedroom enjoys charming wood flooring and an Edinburgh press, while two further double bedrooms at the rear offer serene open views. A luxurious family bathroom, featuring a roll-top bath with claw feet, completes this impressive home.

Extras

All fitted floor covering and light fittings will be included in the sale, as well as the Raeburn stove, oven, integrated dishwasher and fridge/freezer.

Gardens, Garage & Outbuildings

The beautifully maintained gardens wrap around the property, provides a peaceful and private outdoor space. A single garage is attached to the rear of the house, accessed via the courtyard. The paddock, located at the front of the house, offers additional development potential subject to relevant planning consent. The modern farm shed/barn has a concrete floor and both water and power. It is ideal for a range of uses, particularly for equestrian enthusiasts.

Viewing

By appointment through Neilsons 0131 625 2222.





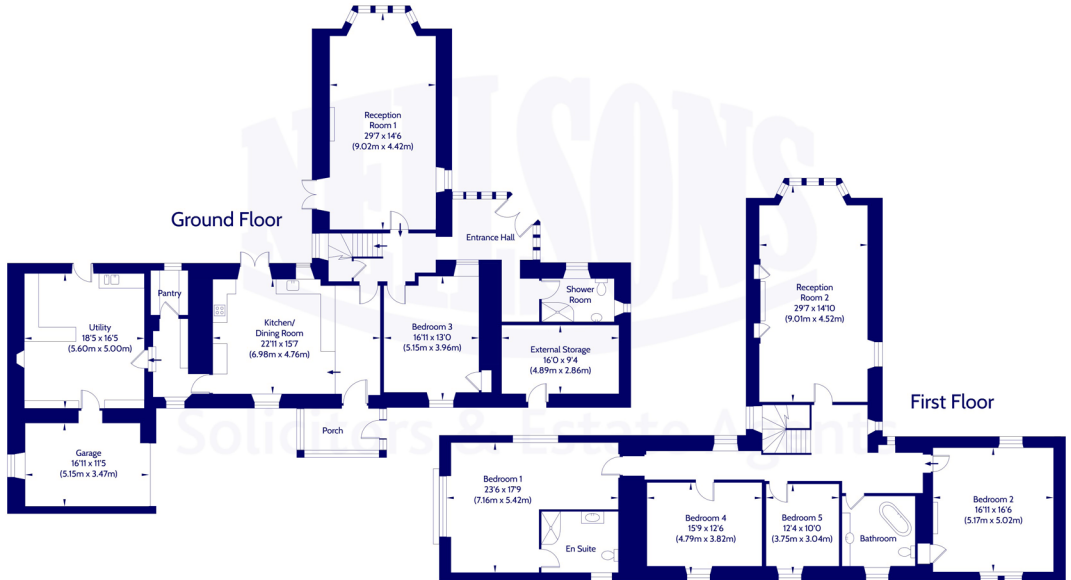
Location

Braidwood House enjoys a prime rural location approximately 12 miles south of Edinburgh City Centre, offering the perfect balance of countryside living with city convenience. The nearby town of Penicuik provides an array of local amenities, including shopping, restaurants, banking, and well-regarded schools. Excellent transport links give easy access to Edinburgh International Airport, the Scottish Borders, and the Central Scotland Motorway network. Edinburgh's City Bypass allows for a swift commute to the capital, where an extensive range of cultural, leisure, and retail opportunities await.





Approx. Gross Internal Floor Area incl. Garage, Utility, Pantry & External Storage 394.08 Sq M / 4242 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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