



Brodline House

Pomathorn, Penicuik, Midlothian EH26 8PJ



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Brodline House is a detached two-bedroom residence with a picturesque rural setting and a rich history. It was a former station house until 1962 for Pomathorn Halt, which used to transport passengers and goods prior to its closure. The property is conveniently located close to amenities, just over a mile away in Penicuik, and 40 minutes' drive from Edinburgh. The two-storey interiors (with floored attic rooms) promise potential for modernisation and development - allowing the buyer exciting opportunities to personalise and, subject to consent, extend their new home. The generous grounds also offer scope for landscaping within the enclosed south-facing front garden. Additionally, the property features a secluded covered seating deck, a garage, and ample private parking.

You enter at the rear, into a practical vestibule adjoined by a two-part hallway with useful built-in storage. Leading off the hall is a bright kitchen, which requires updating but currently includes a good selection of fitted cabinets, ample workspace, a casual breakfasting peninsula, and freestanding appliances comprising a washing machine, a fridge, and an electric cooker. The kitchen enjoys a social connection to the living room. This cosy sitting area is focused around an open fire and benefits from borrowed natural light from the south-facing conservatory, via a floor-length internal window. The large conservatory (accessed from the hall and front garden) is exceptionally versatile; a delightful spot to relax or dine, while taking in the pastoral surroundings.

Features

- Scenic rural setting close to amenities
- Detached house with excellent potential
- Entrance vestibule and hall with storage
- Living room with homely open fire
- Bright breakfasting kitchen
- Versatile south-facing conservatory
- Two double bedrooms (one with good storage)
- Modern shower room
- Two spacious attic rooms
- South-facing enclosed garden and covered seating deck
- Original signal box (can be used as a workshop)
- Detached single garage and ample private parking
- EPC Rating - G





*Living room with homely open fire,
a bright breakfasting kitchen and
a versatile south-facing conservatory*







The ground floor accommodation is completed by two good-sized double bedrooms (one with plentiful storage) and a bright, modern shower room appointed in tasteful monochrome. The first-floor level is reached via stairs from the hall. It includes a floored attic, two spacious rooms with windows, plus built-in storage. The property benefits from gas central heating and full double glazing.

Externally, the house is approached via a private tarmacked driveway leading to a parking area, a detached single garage, and a charming original signal box, which can be used as a workshop or a shed for storage. The rear of the property features a covered seating deck for alfresco dining whatever the weather. To the front, the large south-facing garden is securely enclosed and offers tranquil views across open fields.

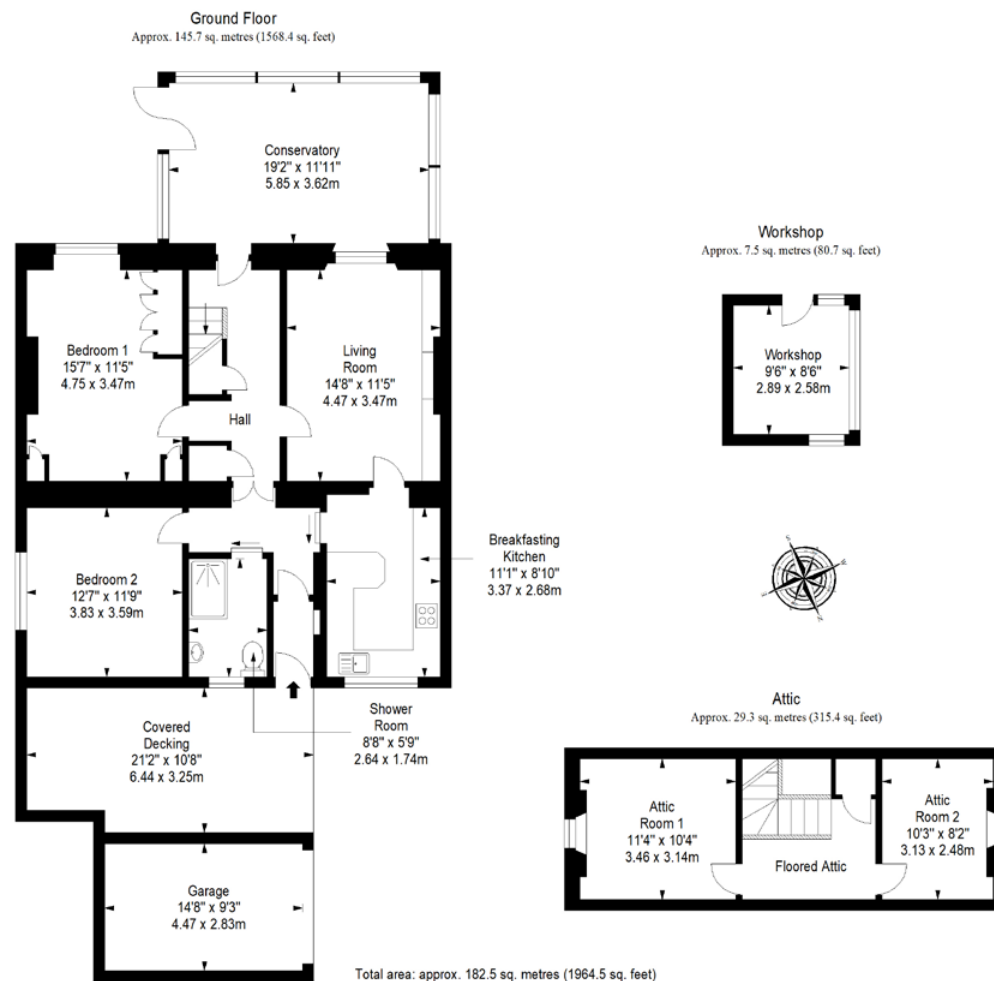
Extras: The property is sold as seen.

The Area

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoiled for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.



Floorplan



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