

Crowdieknowe Cottage

BELWOOD ROAD, GLENCORSE, PENICUIK, EH26 0NW



*IMMACULATELY PRESENTED TWO BED
COTTAGE WITH DOUBLE GARAGE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



THE PROPERTY

Welcome to Crowdieknowe Cottage, a stunning stone-built retreat that seamlessly combines traditional charm with contemporary living through tasteful extensions over the years.





Upon entering the cottage, you're greeted by a bright and inviting entrance vestibule. From here, you step into a large public room, currently serving as a dining room but versatile enough to be tailored to your needs, whether as a formal dining area, a cozy family room, or a home office.



The journey through the cottage leads to the living room, a bright and modern space enhanced by bi-fold doors that span the majority of one wall. These doors not only provide access to the beautiful gardens but also flood the room with natural light, creating a warm and inviting atmosphere.



Adjacent to the dining room is the modern kitchen, equipped with a gas hob, double oven, fridge/freezer, and ample countertop and storage space. A large utility room conveniently located just off the kitchen adds to the functionality and convenience of the home.



Continuing through the cottage, you'll find two double bedrooms. The principal bedroom is a unique highlight, following the curve of the property and featuring a charming porthole window that adds to its traditional character. The second bedroom is equally spacious and comfortable, perfect for guests or family members.

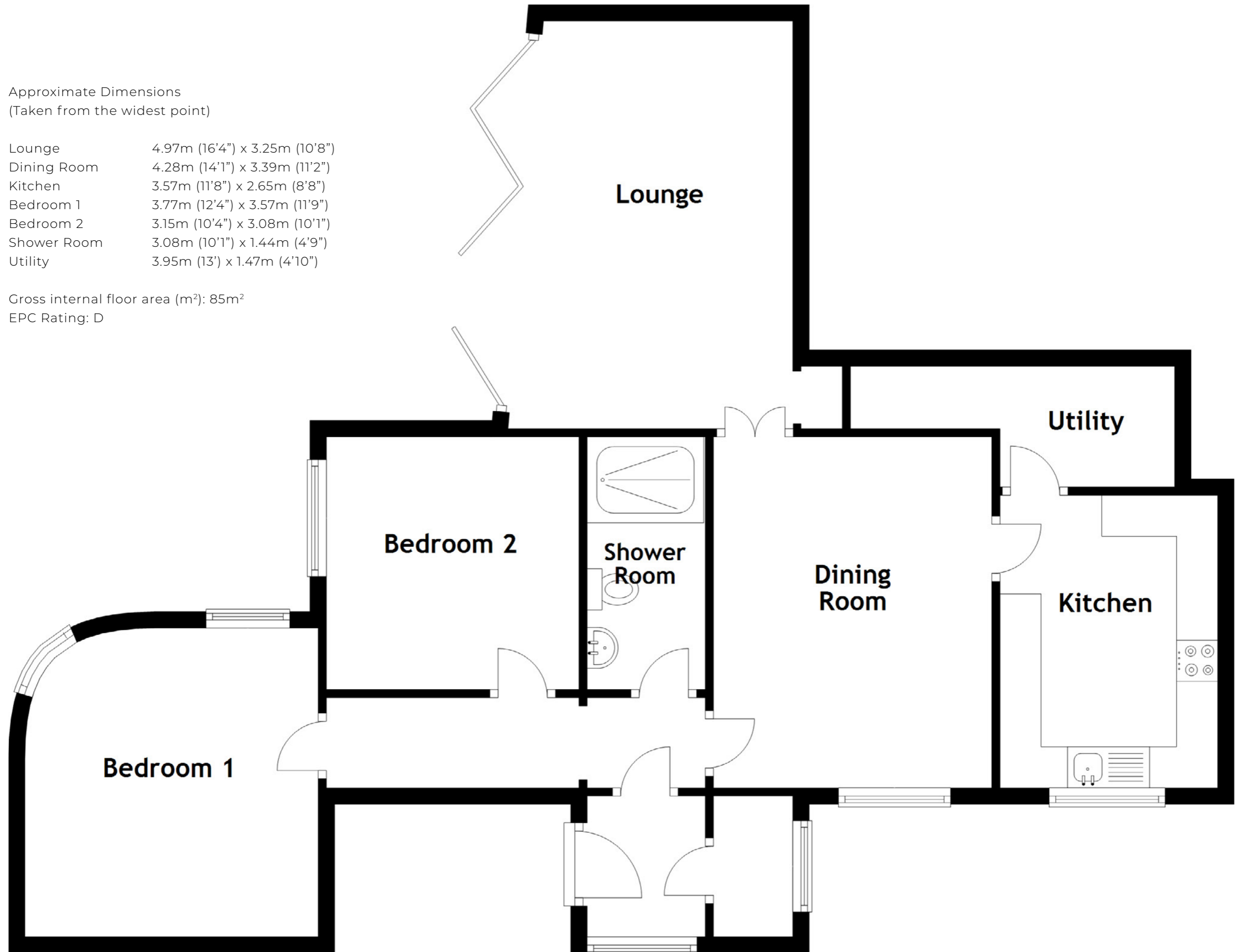
The property also includes a modern three-piece bathroom suite with a double shower, offering a perfect blend of style and practicality.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.97m (16'4") x 3.25m (10'8")
Dining Room	4.28m (14'1") x 3.39m (11'2")
Kitchen	3.57m (11'8") x 2.65m (8'8")
Bedroom 1	3.77m (12'4") x 3.57m (11'9")
Bedroom 2	3.15m (10'4") x 3.08m (10'1")
Shower Room	3.08m (10'1") x 1.44m (4'9")
Utility	3.95m (13') x 1.47m (4'10")

Gross internal floor area (m²): 85m²
EPC Rating: D





Outside, the meticulously maintained gardens provide a peaceful retreat, and the property benefits from a detached garage and a large driveway, offering ample parking space.

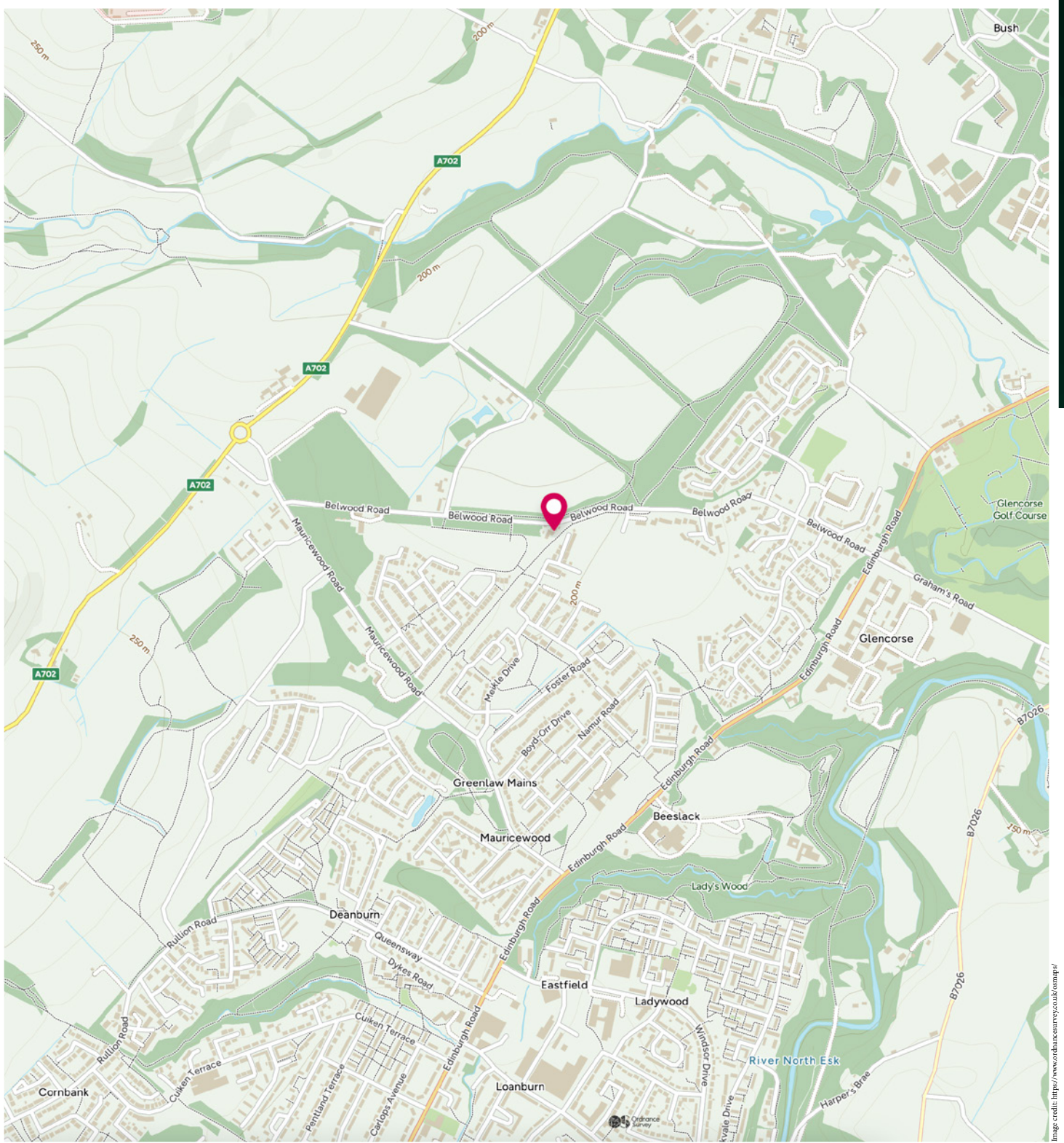
THE LOCATION

The property is located just outside of Penicuik. For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.

Being a self-contained, independent township, Penicuik 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 is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsburys and Marks & Spencers.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist.

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 Library and swimming pool.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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