

Flotterstone Lodge, Penicuik, EH26 0PP

Charming three-bedroom detached property nestled at the foot of the Pentland Hills, offering a perfect blend of rural tranquillity and modern comfort. This delightful home is full of character and ideal for nature lovers, outdoor enthusiasts, or investors seeking a potential holiday let or Airbnb opportunity.

The cottage enjoys a peaceful setting, including a serene babbling brook right next to the rear garden and also visible from the principal bedroom. The accommodation is thoughtfully arranged over two levels and briefly comprises a welcoming hallway, living room, kitchen/dining room, sitting room, three well-sized bedrooms, bathroom and downstairs WC. The property further benefits from the modern comforts of central heating double glazing and generous gardens to the rear.



Offers Over £300,000

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Property

Enter this charming cottage through a warm and inviting vestibule, leading into a spacious hallway. The expansive living room awaits – a perfect haven for relaxation and entertaining.

To the rear, a generous kitchen and dining room beckons, seamlessly extending your living space outdoors via a sliding glass door to a private decked area. Imagine al fresco dining amidst the surrounding natural beauty!

A separate sitting room provides versatile additional living space, while a practical utility room and downstairs WC complete the ground floor.

Upstairs, the principal bedroom is a true sanctuary – notably spacious with built-in storage and a serene view of a gently flowing brook, promising peaceful mornings.

Two further well-proportioned bedrooms and a well-appointed family bathroom, featuring a four-piece white suite and separate shower cubicle, serve the upper level.

The low-maintenance back garden ensures you can fully enjoy the outdoors without the fuss.

With its thoughtful layout and spacious interior, this cottage is ideal for growing families and those seeking a peaceful countryside escape.

Location

Escape to this charming three-bedroom detached cottage, perfectly nestled at the foot of the stunning Pentland Hills. Offering an idyllic blend of peaceful rural living and modern comfort, this characterful home is a true haven for nature lovers and outdoor adventurers. Picture waking up to the gentle melody of a babbling brook, a serene vista visible directly from your principal bedroom as it meanders alongside the generous rear garden.

Desirable 3 Bedroom Detached Property

Stunning Views

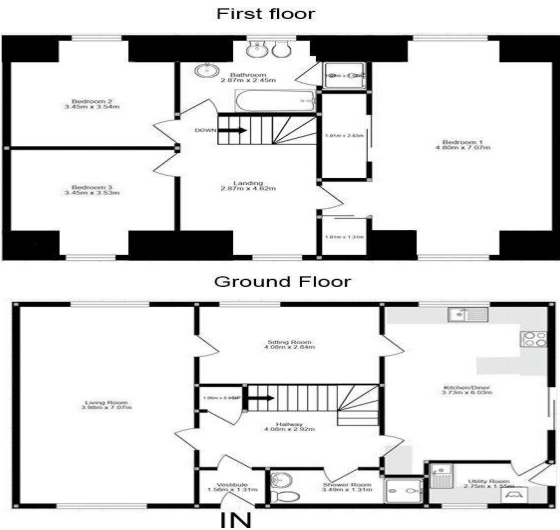
Enjoying an Envidable Position at the Foot of the Pentland Hills

Wrap Around Private Gardens

Large Breakfasting Kitchen and Separate Dining Room

Double Glazing and Oil Fired Heating

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.

Energy Performance Certificate (EPC)

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Dwelling type: Detached house
Date of assessment: 19 March 2025
Date of certificate: 20 March 2025
Total floor area: 140 m²
Primary Energy Indicator: 277 kWh/m²/year

Reference number: 0190-2901-1270-2195-3365
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, LPG

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£10,521	See your recommendations report for more information
Over 3 years you could save*	£6,144	

* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not energy efficient - higher running costs

Current: **32**

Potential: **97**

Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band F (32)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO₂ emissions

(92 plus) **A**
(81-91) **B**
(69-80) **C**
(55-68) **D**
(39-54) **E**
(21-38) **F**
(1-20) **G**

Not environmentally friendly - higher CO₂ emissions

Current: **60**

Potential: **92**

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band E (60)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£1002.00
2 Heating controls (room thermostat)	£350 - £450	£663.00
3 Gas condensing boiler	£3,000 - £7,000	£4311.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit greenerscotland.org or contact Home Energy Scotland on 0808 808 2282.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.