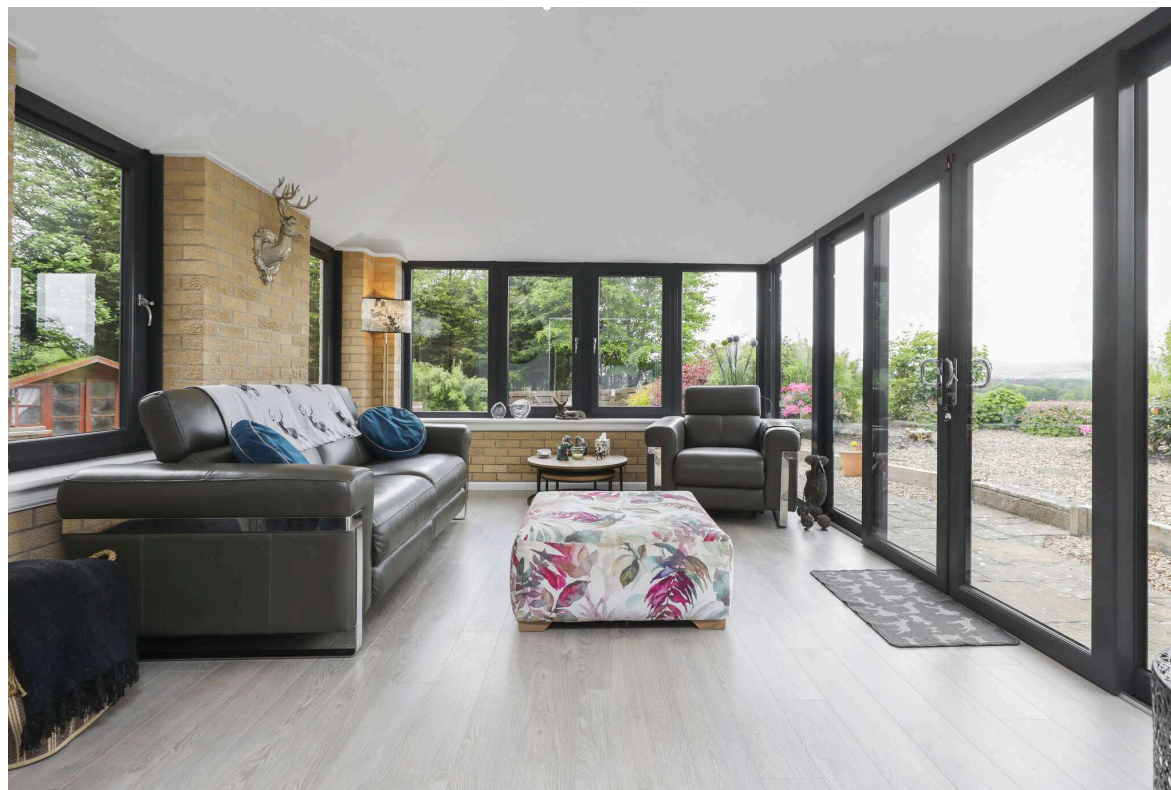




Windrush Cleikhimin
HOWGATE | EH26 8QD


warners
solicitors & estate agents



Windrush Cleikhimin

HOWGATE | EH26 8QD

Superbly tucked away within extensive, beautifully stocked private gardens is this most appealing four bed detached bungalow with garage and drive, providing well presented family sized accommodation with wonderful countryside views. This lovely home has the space and flexibility to suit a family looking to be in the heart of the countryside yet only a short drive from the Penicuik amenities and city bypass access. More than ample public living space includes two light filled dual aspect rooms for relaxation and entertaining - the living/dining room boasting a wood burning stove and the garden room with its fabulous views towards the Pentland Hills and patio door access into the garden. A modern kitchen is fitted out with a range of gloss units and utility room. There are four bedrooms, the principal room having the benefit of fitted wardrobe space, a shower compartment with jet spray shower system, and a WC facility and a family bathroom. Large private gardens surround the house, these sheltered grounds are well stocked with mature trees and shrubs and offer a good degree of privacy. West facing views to the rear take in neighbouring fields and the Pentland Hills in the distance.

- Living/dining room with wood burning stove
- Sunny garden room with patio doors
- Well fitted kitchen & handy utility room
- Principal double bedroom featuring fitted wardrobe, shower compartment and WC
- Three further bedrooms
- Family bathroom with vintage style suite & sunken bath
- Double glazing
- Oil fired central heating & septic tank
- Garage with power and electric door
- Driveway providing excellent off road parking
- Summerhouse and large shed with power
- Extensive private gardens

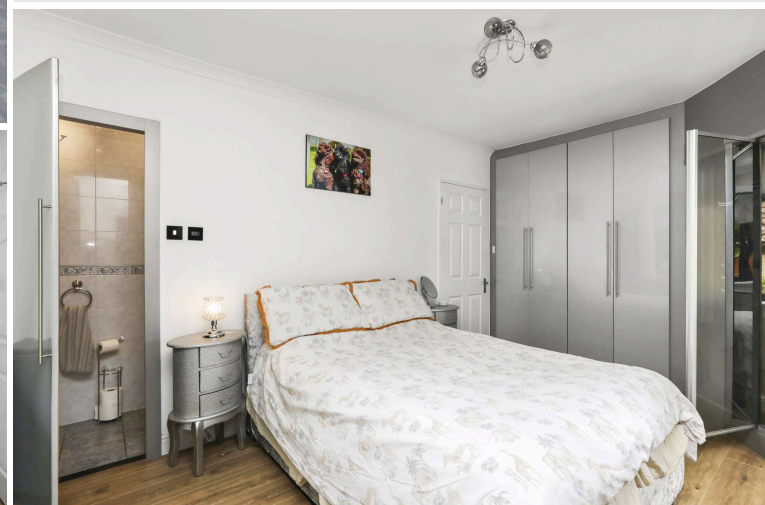
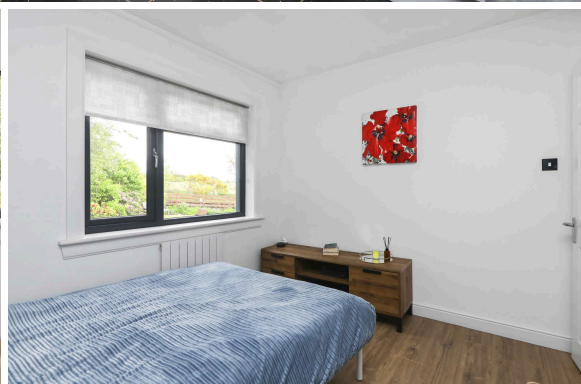
Council Tax Band F | Energy Rating E

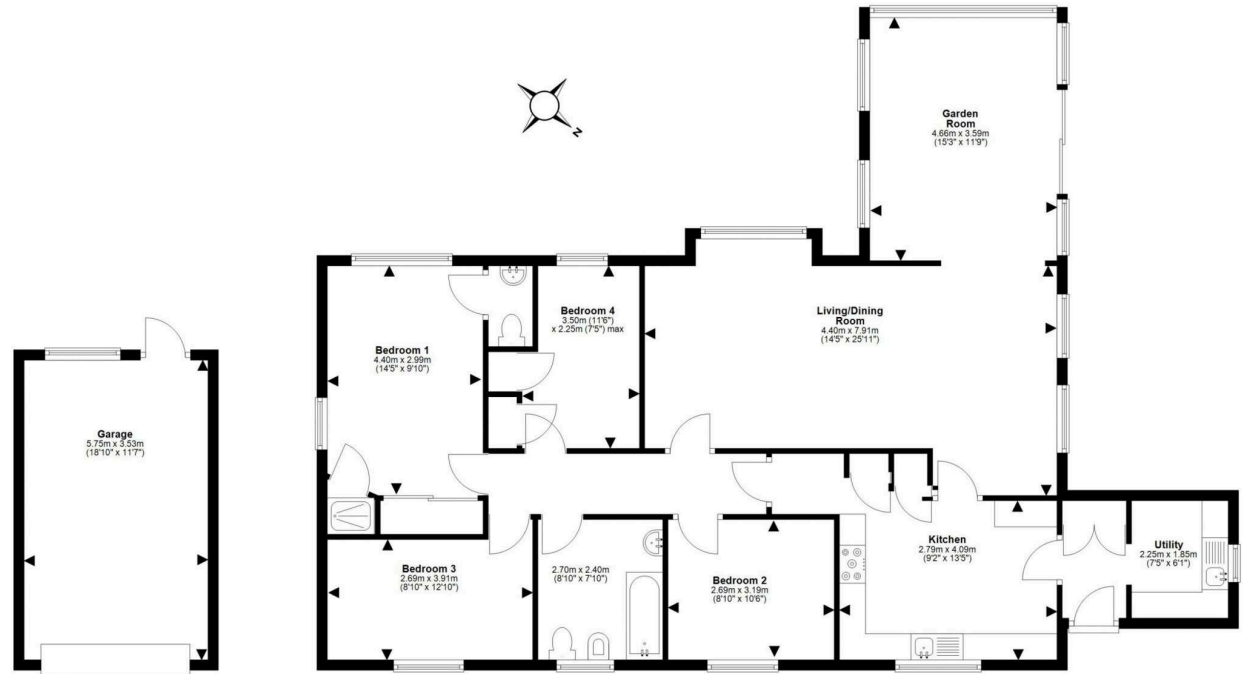
Extras: All blinds, ceiling light fittings and dishwasher

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is situated on the outskirts of Howgate, a charming Midlothian village boasting a scenic rural location. The nearest large town is Penicuik, only a short drive away, offering a comprehensive range of amenities to cater for all needs, supported by banking and post office services. Only a little further afield is the impressive Straiton Retail Park which contains a number of High Street outlets including the Idea store. Penicuik also offers first class recreational facilities including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike the wider area has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and bus services.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the external floor area, please refer to the Home Report.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com

warnersllp.com
espc