



Entryhead Nine Mile Burn
PENICUIK | EH26 9NB


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Nestled within the breath-taking Pentland Hills, this recently renovated cottage offers the ultimate country lifestyle combined with an easy Edinburgh commute. Located in the hidden, historic, tree-lined village of Nine Mile Burn, this three-bedroom, two reception property is a true move-in dream. It perfectly caters to those seeking a peaceful rural retreat with quick access to the city.

Situated around three miles from Penicuik and approximately eight miles from the Edinburgh city bypass within a quiet rural setting, with stunning scenic views and boasting well-maintained private front and rear gardens and a garage, this superb family home is offered to the market in beautiful decorative order throughout, providing comfortable and light filled living space enhanced by stylish modern fittings. The property's accommodation comprises of a welcoming entrance hall, bright living room benefitting from a Victorian fireplace and wood burning stove giving a focal point to the room, a modern kitchen which looks out to the hills and comprises oven, induction hob, fan, washing machine, tumble dryer, Belfast sink, wine rack and fridge/freezer. There are three well-proportioned bedrooms-the master featuring dual-aspect windows which stream glorious morning sunlight, a versatile office area/dressing room and tranquil conservatory/dining room at the rear of the property which benefits from under floor heating and features panoramic views of the Pentland Hills, allowing you to immerse yourself in nature all year round. Completing the accommodation is the stylish bathroom with a double waterfall shower, bath and heated towel rail.

The garden itself is a showstopper boasting rolling blooms which bring vibrant colour all year round. Sun-drenched all day, the garden is a private sanctuary for watching wildlife and sunsets over the hills. A traditional timber gate and elegant brick pathway guide you to the entrance, instantly establishing the home's warm character. Furthermore, there is a private front driveway that accommodates off street parking for two cars and further single garage. Early viewing is highly recommended to avoid missing out on this stunning property and its breathtaking views.

- Three-bedroom detached cottage with stunning views over the Pentland hills
- Perfect blend of quiet country living and an easy Edinburgh commute
- Tranquil conservatory with panoramic views of the hills
- Sun-drenched all-day garden sanctuary
- Character features: high ceilings, traditional fireplace, and a wood burner
- Freshly decorated with a renovated kitchen and new bathroom
- Brand-new oak front door, renovated roofing, and restored stonework
- Flexible home office space/ dressing room
- 10 min drive to Edinburgh Bypass with excellent local bus connections
- Driveway with space for two cars and single garage

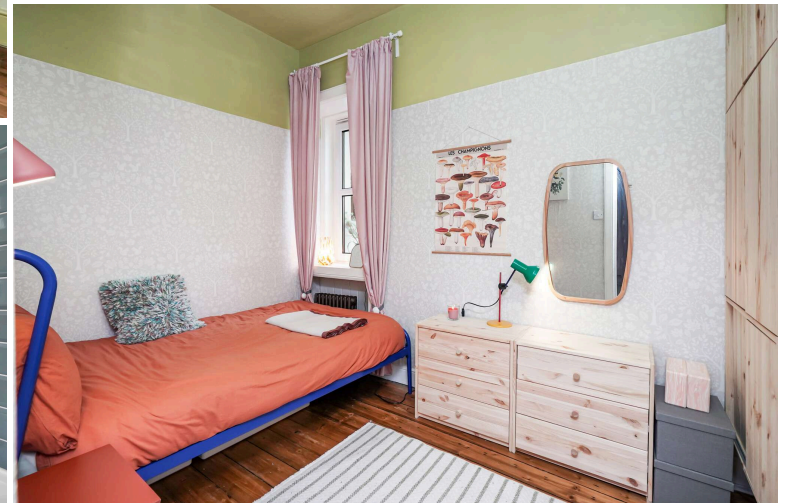
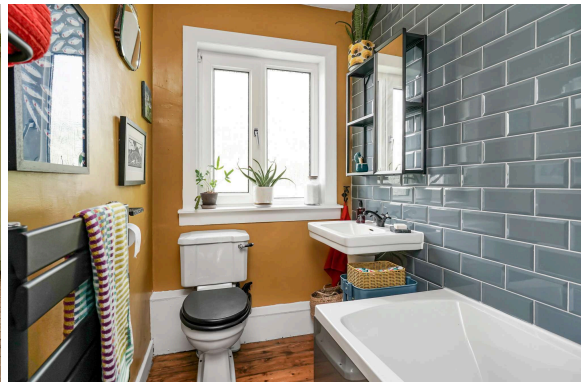
Extras included in the sale are curtains, blinds, lampshades, fitted cupboard storage. High-end Meile dryer and Meile washer, plus fridge-freezer may be available by separate negotiation.

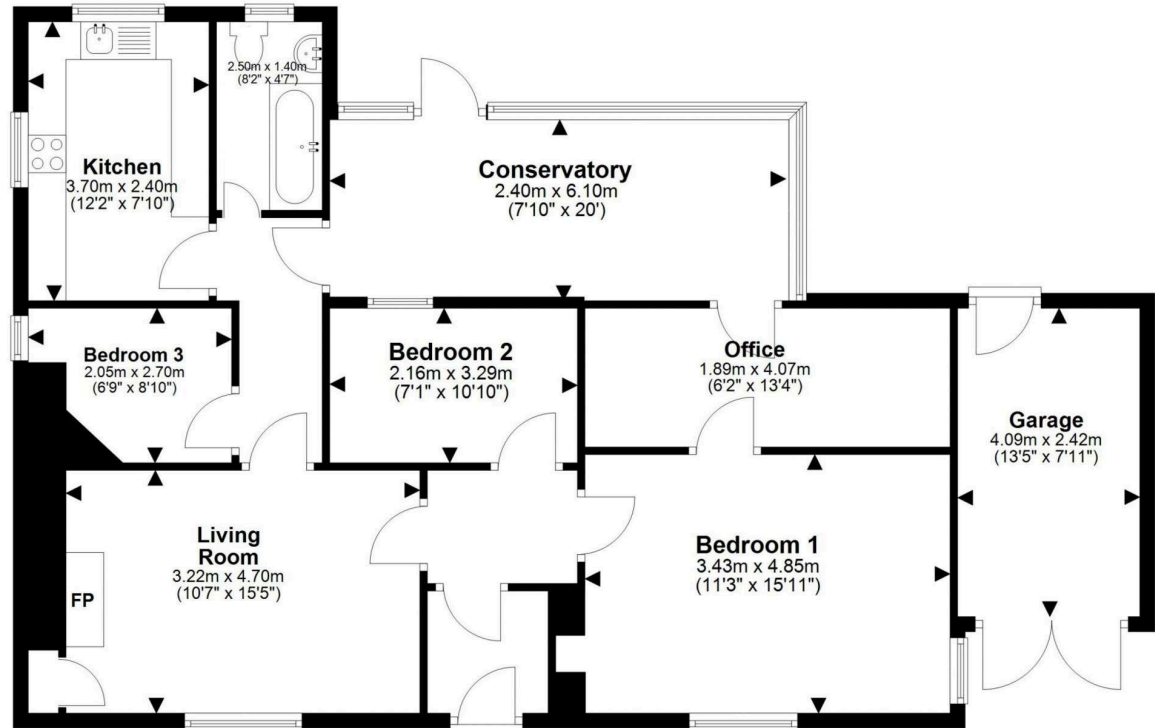
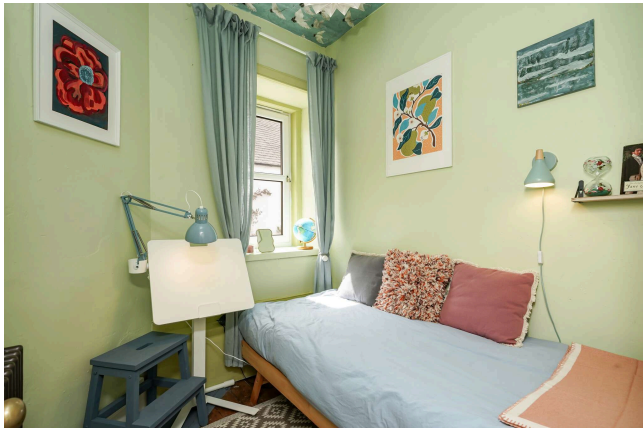
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Located in the picturesque village of Nine Mile Burn and only around 3 miles from Penicuik a much-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The nearby town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, 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 the area has something for everyone from hiking, pony trekking, ski-ing and golfing. Carlops Community Centre, Carlops Church and Newlands Estate are all walkable from the property. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

Energy rating F, Council tax band E





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

