

Ravelsyke Cottage , Howgate, Penicuik, EH26 8PY



Description

Particularly appealing two bedroom stone-built detached cottage with substantial garden ground situated within a sought-after rural lifestyle in the conservation village of Howgate. The property provides the perfect balance of peaceful country living, whilst still being within easy commuting distance of the capital and represents an ideal home for a couple or small family.

Features

- Vestibule with large cupboard
- Dual-facing, inviting living/dining room offers an attractive space for relaxing and socialising with stove for cosy evenings and further enhanced French doors opening onto the rear garden
- Kitchen fitted with base and wall units complimented by a matching worktop
- Two bedrooms
- Bathroom consisting of a classic white three-piece suite having a shower over the bath
- LPG heating and double glazing
- Substantial gardens featuring lawn and patio areas
- External store cellar
- Off street parking

Extras

The fitted floor coverings, blinds, oven, hob, washing machine and fridge/freezer are included.

EPC Rating: F

Price and Viewing

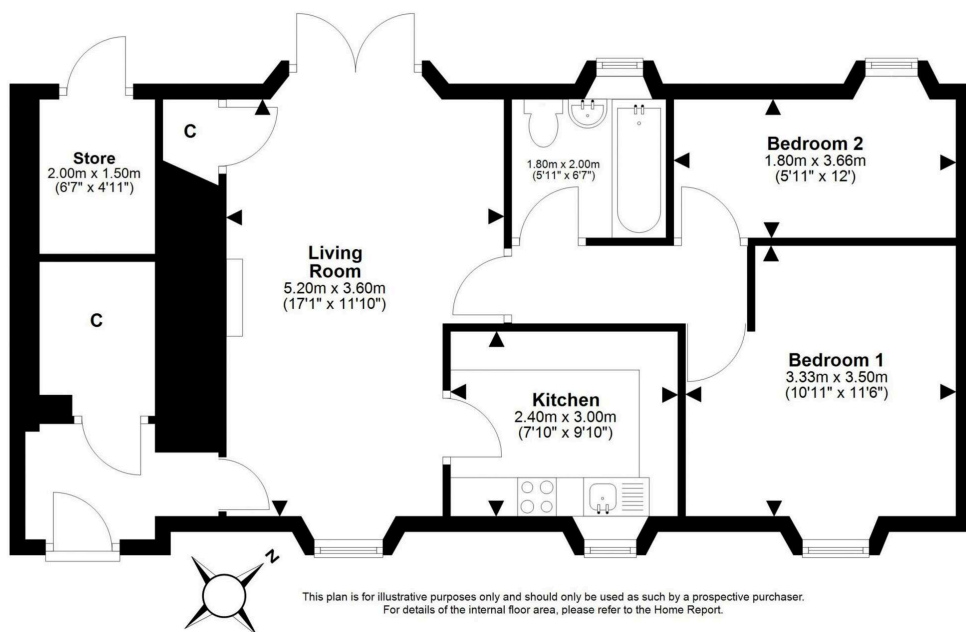
For price and viewing information or further details on this



Location

Nestled at the heart of the scenic Midlothian countryside, the conservation village of Howgate promises a sought-after rural lifestyle, yet is just a five-minute drive from Penicuik and a fifteen-minute drive from the city bypass. Enveloped by picturesque countryside, with panoramic views across Auchencorth Moor towards the Pentland Hills to the west, and the Moorfoot Hills to the east, residents of Howgate enjoy unfettered access to the great Scottish outdoors. Whether hiking, hillwalking or horse riding, wildlife and bird watching, or exhilarating snowsports at Midlothian Snowsports Centre: the area has something for everyone. Howgate has retained a thriving village atmosphere, with a busy village hall hosting regular community events and activities. For day-to-day essentials, nearby Penicuik is home to various shops and supermarkets, cafes, pubs and eateries, with more extensive shopping facilities available at Straiton Retail Park. Ideally positioned for commuters, Howgate offers convenient access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks, as well as a commuter bus service into Edinburgh and other public transport links from Penicuik.





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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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