

Loanstone House

LOANSTONE, PENICUIK, EH26 8PH



McEwan Fraser Legal is delighted to present this impressive eight-bedroom country home at Loanstone House



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McEwan Fraser Legal is delighted to present this impressive eight-bedroom country home at Loanstone House, Loanstone, EH26, set within approximately 1.5 acres of beautifully maintained mature gardens. The property offers substantial internal accommodation, charming period character, and a peaceful semi-rural setting while remaining within easy reach of Edinburgh and surrounding Midlothian amenities. The home is presented in excellent condition and enjoys wonderful outlooks across its private grounds, creating a tranquil lifestyle property that balances space, character, and practicality for modern family living.

THE DRAWING ROOM

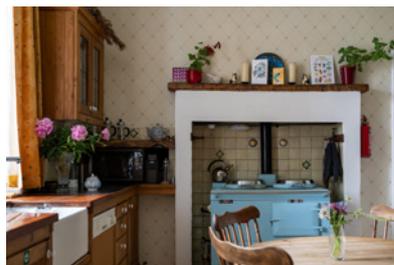


Inside, the property comprises a large drawing room with a marble open fireplace, creating a warm and inviting main reception space.

THE KITCHEN



The spacious kitchen features an AGA, integrated dishwasher, fridge, fan oven, and generous preparation space, making it ideal for family life and entertaining. The home features a laundry room and plenty of practical storage spaces throughout, along with a convenient ground-floor WC.



THE LAUNDRY ROOM & WC



THE DINING ROOM & SITTING ROOM



There is a further dining room with a press cupboard, and a cosy sitting room with a multi-fuel log burner and secondary glazing, which would be perfect as an additional living area or relaxing retreat.



The dedicated office, ideal for home working or study, leads to the bright conservatory overlooking the gardens, offering a peaceful spot to enjoy the surrounding greenery year-round.

THE OFFICE & CONSERVATORY





The two upper floors of the house feature eight spacious, well-proportioned bedrooms, including a notably large master bedroom, offering great versatility for big families, guests, or multi-generational living. There are also two bathrooms, one being a four-piece family suite. Further benefits include secondary glazing in key areas, a biomass boiler heating system, and charming traditional features that complement the character of the property.

THE FIRST-FLOOR BATHROOM



THE MASTER BEDROOM



eight spacious, well-proportioned bedrooms,
including a notably large master bedroom



BEDROOM 2

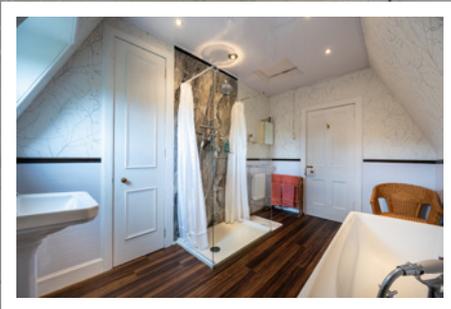


BEDROOMS 3 & 4





THE SECOND-FLOOR SHOWER ROOM



BEDROOMS 5 & 6



BEDROOMS 7 & 8



Externally, the home truly excels. The grounds extend to approximately 1.5 acres of mature landscaped gardens, offering a mixture of lawns, established trees, and private outdoor spaces. These grounds provide a fantastic setting for outdoor entertaining, gardening enthusiasts, or simply enjoying the peaceful countryside surroundings.

This is a rare opportunity to acquire a substantial country home with extensive grounds in a highly desirable location, combining rural charm with convenient access to local amenities, schools, and transport links to Edinburgh.

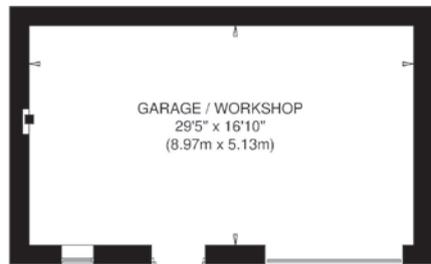
EXTERNALS & VIEWS





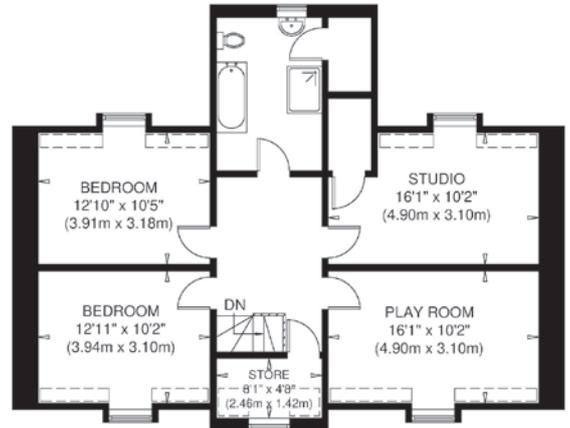
FLOOR PLAN & DIMENSIONS

 = Reduced headroom below 1.5m / 5'0"



GARAGE / WORKSHOP
29'5" x 16'10"
(8.97m x 5.13m)

GARAGE / WORKSHOP
GROSS INTERNAL
FLOOR AREA 46.2 SQ M / 497 SQ FT



BEDROOM
12'10" x 10'5"
(3.91m x 3.18m)

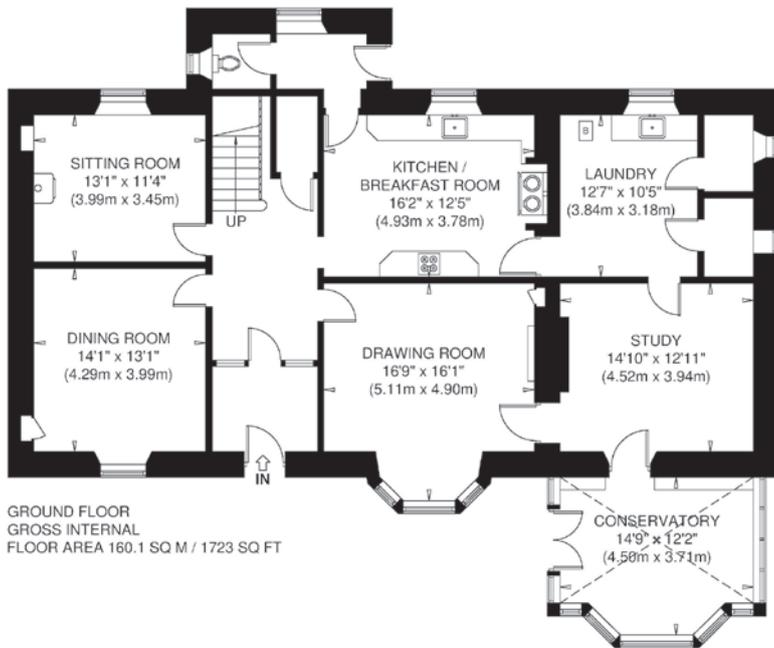
STUDIO
16'1" x 10'2"
(4.90m x 3.10m)

BEDROOM
12'11" x 10'2"
(3.94m x 3.10m)

PLAY ROOM
16'1" x 10'2"
(4.90m x 3.10m)

STORE
8'1" x 4'8"
(2.46m x 1.42m)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 85.1 SQ M / 916 SQ FT



SITTING ROOM
13'1" x 11'4"
(3.99m x 3.45m)

KITCHEN /
BREAKFAST ROOM
16'2" x 12'5"
(4.93m x 3.78m)

LAUNDRY
12'7" x 10'5"
(3.84m x 3.18m)

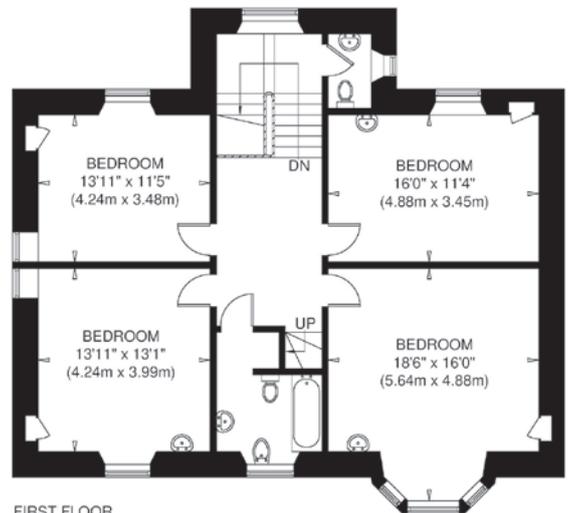
DINING ROOM
14'1" x 13'1"
(4.29m x 3.99m)

DRAWING ROOM
16'9" x 16'1"
(5.11m x 4.90m)

STUDY
14'10" x 12'11"
(4.52m x 3.94m)

CONSERVATORY
14'9" x 12'2"
(4.50m x 3.71m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 160.1 SQ M / 1723 SQ FT



BEDROOM
13'11" x 11'5"
(4.24m x 3.48m)

BEDROOM
16'0" x 11'4"
(4.88m x 3.45m)

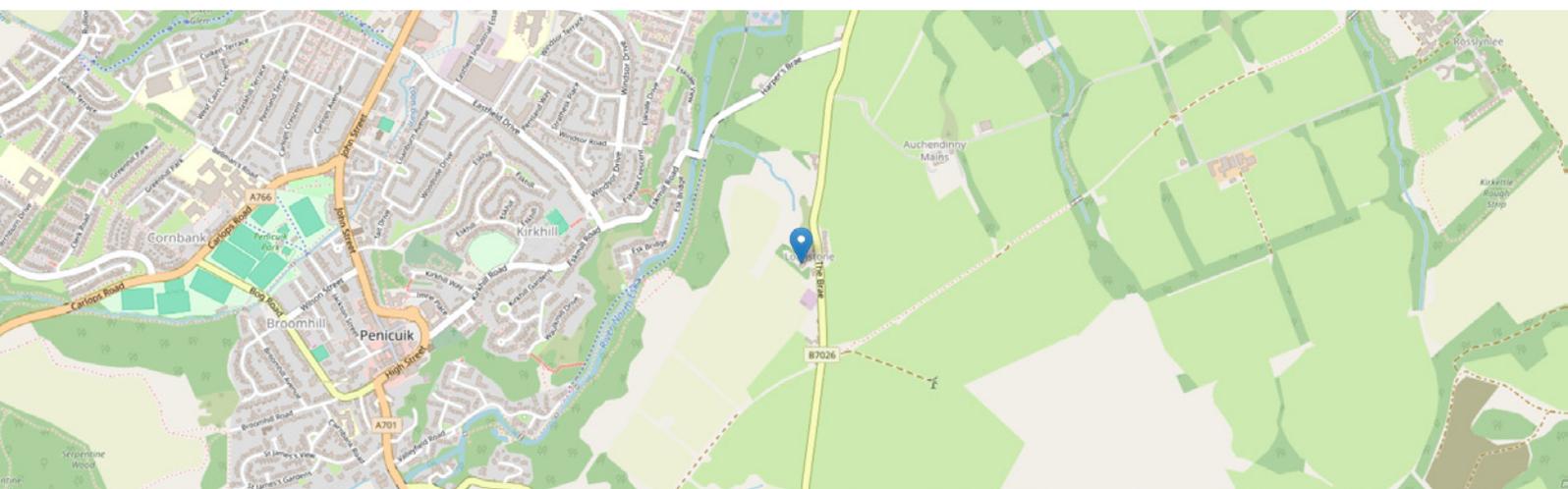
BEDROOM
13'11" x 13'1"
(4.24m x 3.99m)

BEDROOM
18'6" x 16'0"
(5.64m x 4.88m)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 103.1 SQ M / 1109 SQ FT

Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 339m² | EPC Rating: E



THE LOCATION

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 wide 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, Sainsbury's and Marks & Spencer.

The town centre provides a wide choice of building societies, 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 a library and a swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent choice. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.



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