



TRADITIONAL DETACHED COTTAGE

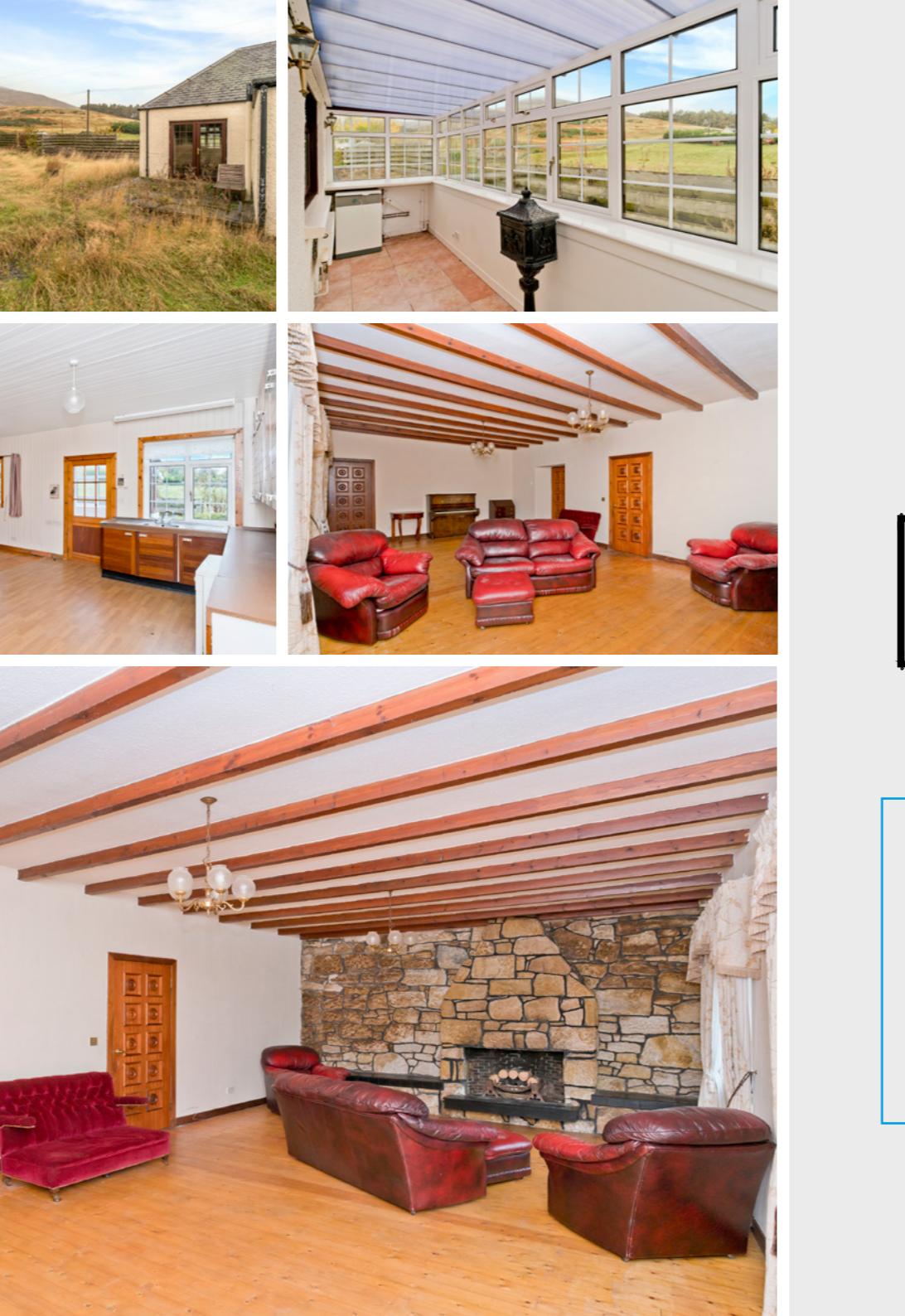
Braidwood Cottage is a rarely available detached property that features 12.35 acres of land and substantial accommodation, with an internal floor area of 1,990 square feet (excluding the garage). The three-bedroom, three-shower/bathroom cottage further boasts a stunning location at the foot of the Pentland Hills, with spectacular country and hillside views. It enjoys large gardens and generous private parking, and has all the hallmarks of a dream family home. Whilst the property requires a refurbishing touch, it has outstanding potential. It also has an approved building warrant for a revised floorplan.

Leading to the hills, Braidwood Cottage has a picturesque approach and a charming stone-built façade. Inside, a reception hall welcomes you in, turning right into the living room. This generously proportioned space is brimming with character, with feature doors, an exposed stone accent wall, and wooden ceiling beams. Benefiting from two southeast-facing windows, the room bathes in daily sun. The breakfasting kitchen/dining room is next door. It has an expansive footprint to accommodate a range of cabinets and worksurfaces, as well as a table and chairs; plus, it has additional built-in storage and a bright ambience thanks to dual-aspect glazing. This room could easily become the centrepiece of the home, offering endless potential for a contemporary upgrade that could suit a wide variety of styles. Furthermore, it extends out via double doors onto a private terrace; it also connects to a conservatory, with plumbing for utilities – both spaces offering lovely rural views.

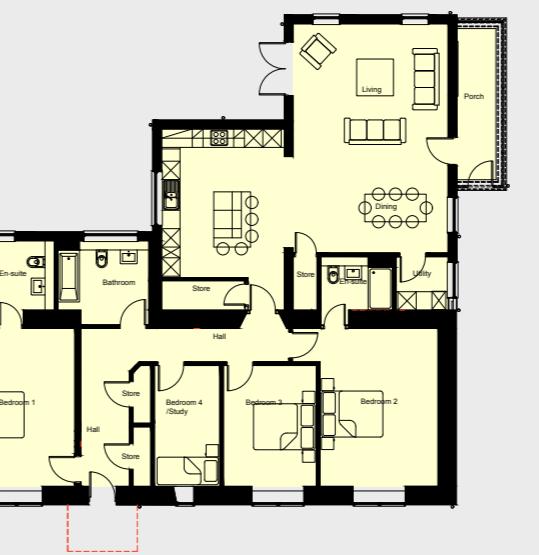
FEATURES

- Traditional detached cottage
- Including 12.35-acres of land
- Stunning location by Penicuik
- At the foot of the Pentland Hills
- Spectacular country & hillside views
- Approved building warrant 22/00299/BDAL
- Substantial accommodation
- Welcoming reception hall

- Characterful living room
- Breakfasting kitchen/dining room
- Conservatory/utility room
- Three large double bedrooms (One with a private dressing room)
- Two en-suite shower rooms
- Three-piece family bathroom
- Large front & rear gardens
- Multi-car driveway & double garage



PROPOSED LAYOUT 22/00299/BDAL

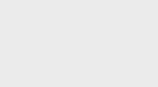


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for illustrative purposes only – how property could look with proposed changes – building: Ref 22/00299/BDAL

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THREE LARGE DOUBLE BEDROOMS

Located throughout Braidwood Cottage are three large double bedrooms, which are lightly decorated and laid with carpets. The principal and second bedrooms both have generous footprints for bedside furniture, relaxed seating, and home workstations. The principal bedroom further boasts a dressing room with wardrobe fixtures and an en-suite shower room. Similarly, bedroom three has an en-suite shower room and access to built-in storage. The family bathroom is just off the kitchen, fitted with a three-piece suite. The property has an oil boiler heating system that is currently not in operation.

In addition to 12.35 acres of land, the cottage has large gardens to the front and rear, benefitting from mature trees and panoramic views of the Pentland Hills. Extensive parking is provided thanks to a multi-car driveway and an attached double garage.

Extras: an integrated oven, an Aga cooker, and a dishwasher to be included in the sale, as well as all remaining furniture. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





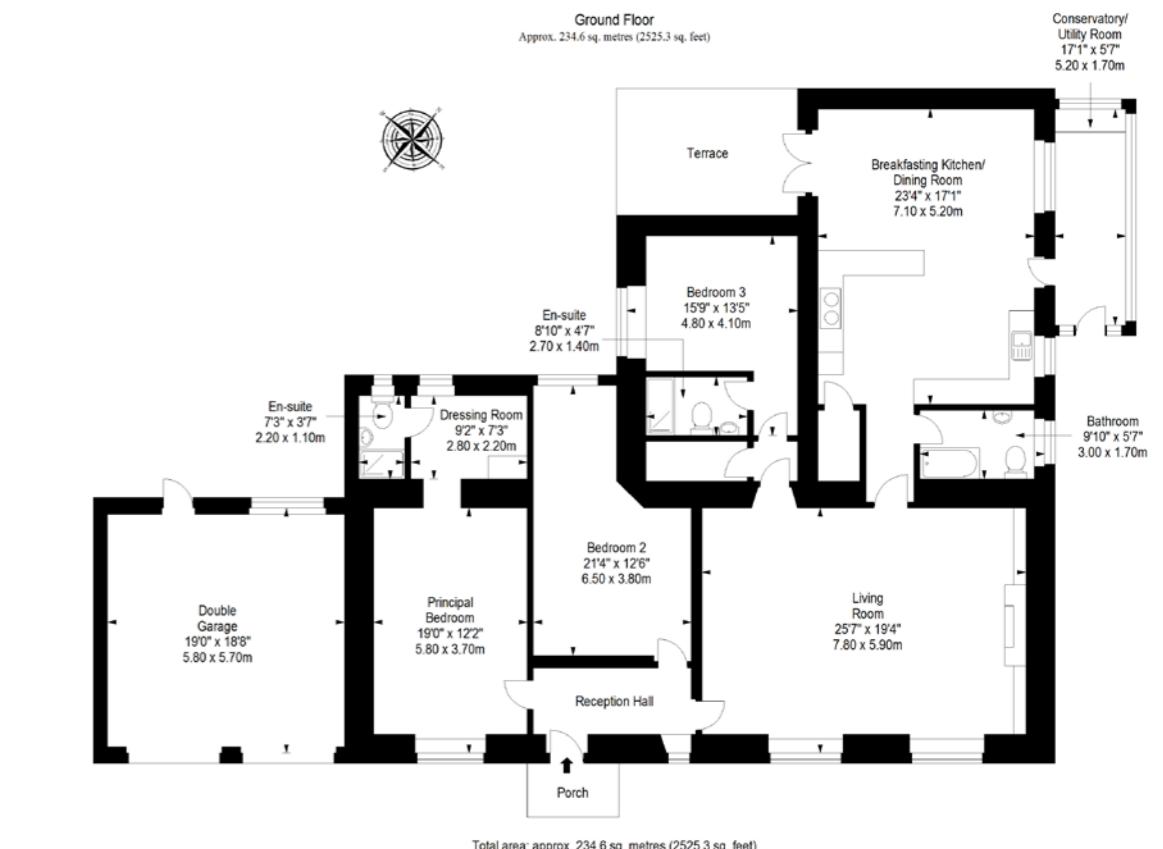
PENICUIK, MIDLOTHIAN

EPC
RATING: **E**

COUNCIL
TAX BAND: **F**

VIEWINGS
By appointment with Gilson Gray 01628 9341

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.





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