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LITTLE MOSS, HOWGATE

PENICUIK, EH26 8QB

 4 BED  3 BATH  4 PUBLIC



A rare opportunity to purchase a substantial plot extending to 5.43 acres with full planning permission for a single dwelling. The site is situated south west of Penicuik, offering an enviable position in the Midlothian countryside, yet just a short drive into Edinburgh.

Planning permission has been granted for a traditional farmhouse with double garage and granny flat/annex with associated parking and surrounding gardens.

KEY FEATURES



Planning permission for detached house



Proposed 4 bedrooms plus separate annex



5.43 acre plot



Permission for double garage, private drive and parking



Surrounded by beautiful countryside



Less than 10 minute drive to Penicuik amenities



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The proposed house has four bedrooms, with the main bedroom having an en suite and walk-in wardrobe. On the ground level, there is a dual aspect, open plan kitchen, dining, living space and two further versatile public rooms. A striking, glazed structure links the main house with the double garage and granny flat.

The property will have direct access to a public road and will benefit from beautiful views of the surrounding countryside.

Further information available on the Midlothian Council Planning Portal via the following reference: 23/00187/DPP.

THE LOCAL AREA

The plot is situated in the rural location of Howgate, which is roughly two miles south-west of Penicuik. Penicuik is just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, and offers a sought-after country lifestyle with all the advantages of city living. The town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and major supermarkets. 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 - 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 well placed for excellent independent schools. The location offers swift access to Edinburgh City Bypass, Airport and the M8/M9 networks.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the “interlinked-system”). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.