



Middle Cottage, Ramsay Cottages, Carlops, EH26 9NF

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Beautifully presented, bright and spacious cottage with flexible layout, brought to the market by McDougall McQueen. We are delighted to present to you, this deceptively spacious, charming three/four-bedroom, two-bathroom, mid-terraced cottage, occupying a prime location in the much sought-after conservation village of Carlops near Penicuik. The ground floor currently has a separate dining room, which could be used as a fourth bedroom for those who would prefer ground floor living. It is thought this property will make the ideal home for professional couples and families. The accommodation is offered in turn-key condition throughout having been beautifully maintained and upgraded by its current owner. There is a small garden to the front with a lovely mature courtyard garden to the rear, providing a tranquil spot for relaxation. The property is further enhanced with double glazing, combined electric storage and panel heating and two allocated parking spaces to the rear. Early viewing is essential to fully appreciate the property on offer.

- Newly refurbished entrance porch with slate floor
- Spacious living and dining room with twin windows to the front, multi fuel stove, and real oak flooring
- Inner hallway with stairs to the upper level and large cupboard
- Dining room/bedroom four with rear facing window
- Ground floor shower room with electric shower, wc, and sink
- Gorgeous breakfasting kitchen with a range of base and wall units, breakfast bar, solid wood worktops, Belfast sink, stone tiled floor, Stoves mini range cooker, integrated washing machine, integrated dishwasher, and integrated fridge freezer
- Upper landing with Velux window and loft access
- Bedroom one with Dormer style window to the rear and built-in wardrobes
- Bedroom two with Dormer style window to the rear
- Bedroom three with front facing Velux window
- Lovely family bathroom with double ended bath, ornate wc, sink and radiator with towel heater
- Electric storage and panel heating, multi-fuel stove, and double glazing
- Small front garden and lovely mature private courtyard garden to the rear and two allocated parking spaces to the rear



Location

The conservation village of Carlops dates back to 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggar Road. The village developed in association with cotton weaving and the mining of coal and limestone and had links with the Edinburgh poet Allan Ramsay (1713-84). The village is now a lovely conservation village and is nestled at the foot of the Pentland Hills on the North Esk, 5 miles southwest of Penicuik and 2 miles north northeast of West Linton. The village location also means it is within easy commuting distance of Edinburgh City Centre, the City Bypass, and the major Scottish Road Network. There is easy access to countryside walks, horse riding and golf locally. Carlops enjoys an active community with regular events (theatre, music, and films), activities (children's groups and exercise classes) and a popular local produce market in the village hall.

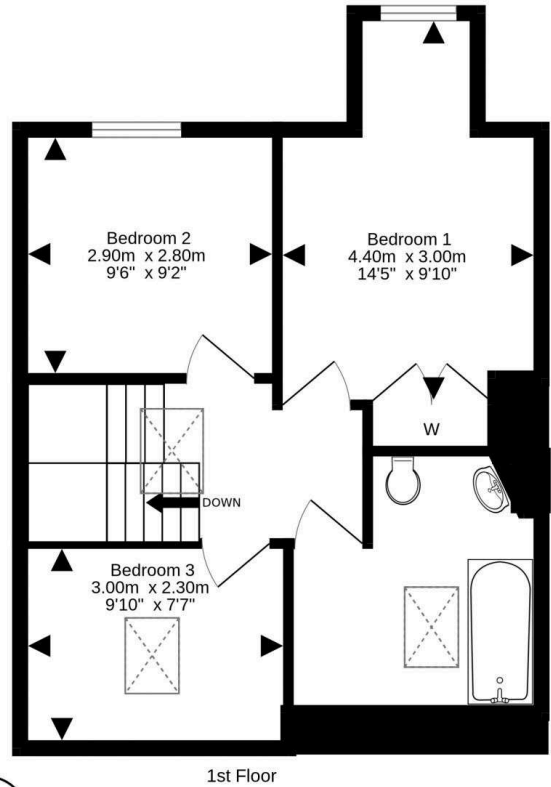
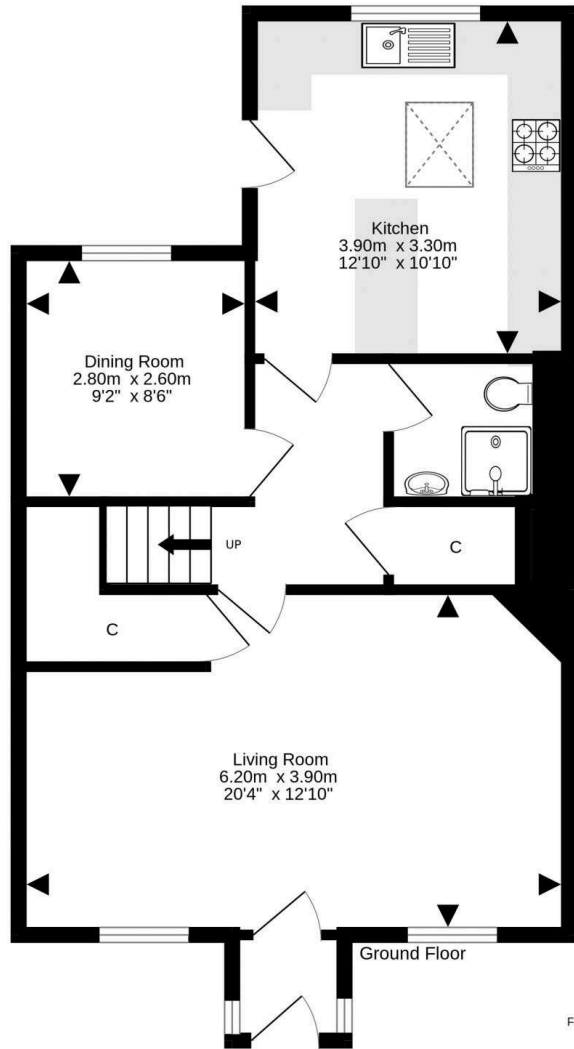
Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be available by negotiation.

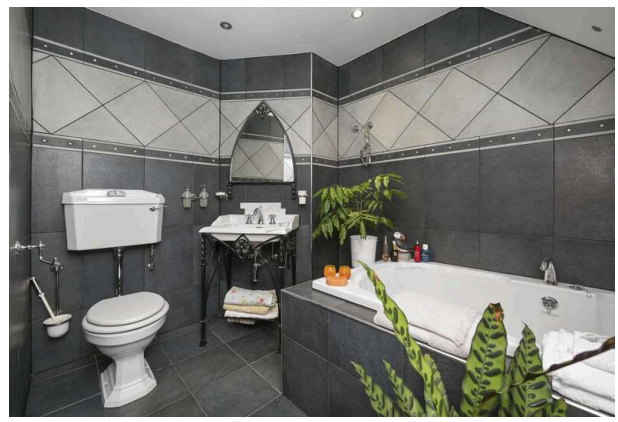
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

