



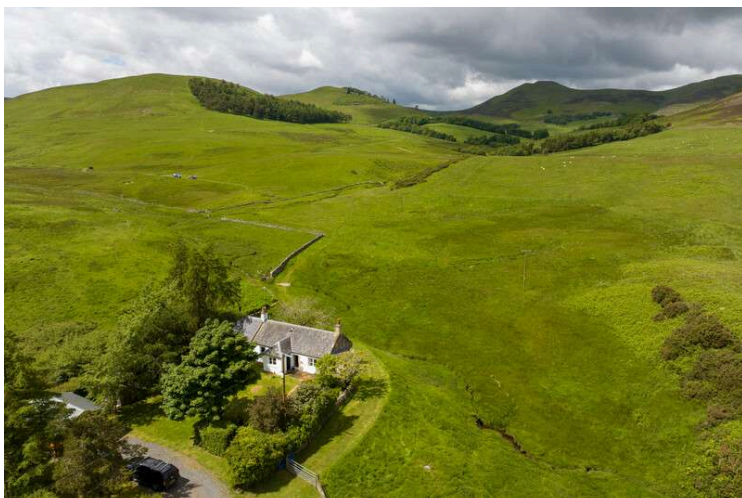




Commanding a beautiful and idyllic rural setting, just off the A702, at the foot of stunning Pentland hills, close to bustling town of Penicuik Midlothian, is this immaculately presented cottage offering extended and totally refurbished accommodation. The cottage is set within beautiful leafy gardens and enjoys stunning views over the surrounding countryside. We at McDougall McQueen believe this deceptively spacious detached cottage set in rolling countryside with the backdrop of the Pentland Hills will prove to be extremely popular. It offers generous accommodation on ground floor level, and has been enhanced with new double glazing, new oil-fired central heating, with combi boiler, log burning stove, stunning surrounding garden grounds, driveway, and detached garage with both light and power. Early viewing is necessary, as properties within this setting, in this area, are rare.

- Entrance porch with utility area
- Hallway with full height window to the front, loft with ladder access and light
- Stunning living and dining area with multiple aspect picture windows, vaulted ceiling with roof Velux windows, and a modern wood burning stove
- Gorgeous newly fitted kitchen with a range of units with under unit lighting, solid wood worktops, touch control electric hob, extractor, double oven, integrated fridge freezer, and integrated dishwasher
- Bedroom one with front facing window
- Bedroom two with rear facing windows
- Modern family shower room with corner shower cubicle, wc, sink with vanity unit, and wall mount storage
- Attached external store housing the boiler
- Approx 1/4 acre private surrounding garden grounds that are ideal for entertaining and ultimate relaxation
- Large driveway and detached double garage with lighting and power
- New wiring and plumbing installed





## Location

Eight Mile Burn Cottage is set in a stunning rural location nestled at the foot of the Pentland Hills, just off the A702 and close to Penicuik Midlothian. The property is only around 8 miles from the Edinburgh boundary allowing excellent links to the City Bypass, Edinburgh International Airport, and the Scottish Road Network. Leisure facilities, convenience shopping, bars and restaurants are provided in nearby Penicuik with Straiton Retail Park providing a host of famous High Street names, with excellent shopping including Sainsburys, Asda Supermarkets, Costco, and Ikea.

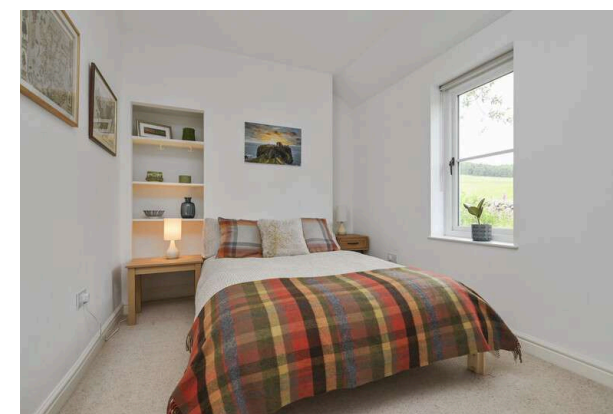
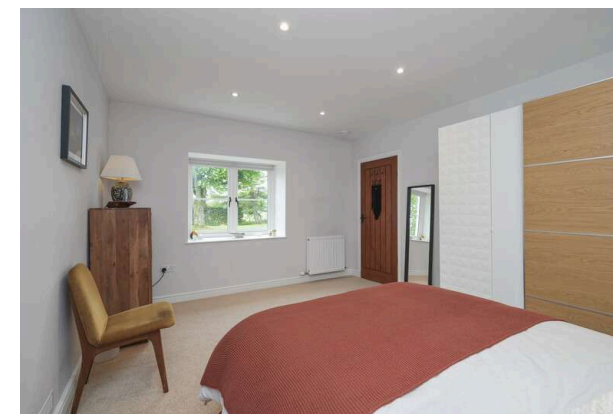
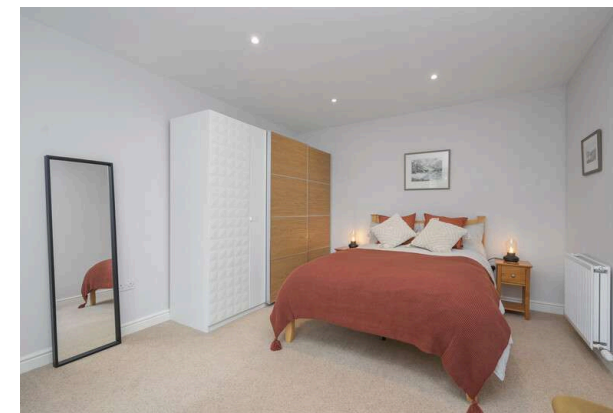
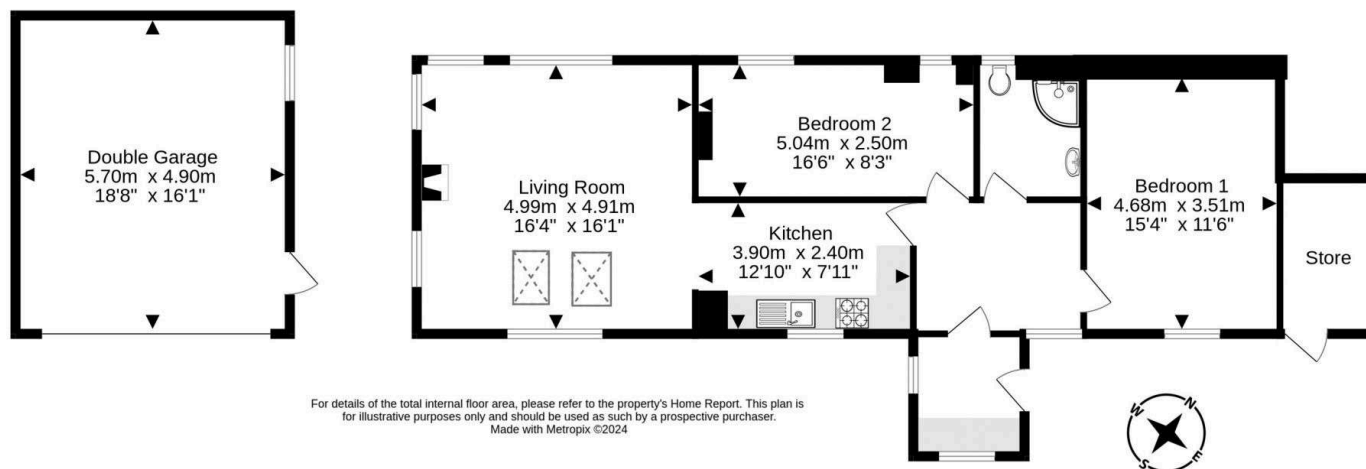
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated or free-standing appliance, or other moveable items included in the sale and these items are deemed sold as seen. Other items may be available by negotiation and are subject to offer.

## Price & Viewing

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

EPC Band - D



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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.

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 McDougall McQueen