







## Welcome

Welcome to Elmbank, an exceptional and seldom available detached cottage, gracefully situated in a breathtaking rural setting with panoramic views of the Pentland Hills. This substantial, extended residence offers spacious and versatile accommodation almost exclusively on the ground floor, with added advantage of an attic room, to create a warm and inviting family home. The property enjoys generous, mature gardens to the front, side, and rear, providing a private haven perfect for entertaining or unwinding amidst tranquil countryside surroundings. A lengthy driveway ensures ample parking and leads to a detached garage, offering both convenience and security. Opportunities to acquire a home of this calibre in such an enviable location are extremely rare, making early viewing highly recommended.

- Superb, stunning rural setting with incredible countryside views
- Entrance vestibule
- Hallway
- Living room with front facing window, and working fireplace
- Study/dining room with side facing window
- Full glass conservatory
- Large open-plan kitchen/dining/family room with dual-aspect windows and rear patio doors, featuring a range of base, wall and larder units, plus an electric hob, double oven, extractor, fridge-freezer, dishwasher and washing machine.
- Bedroom with front facing bay window and Edinburgh press
- Bedroom with rear facing window, built-in wardrobes, and overhead storage
- Bedroom with rear facing window
- Family shower room with double shower, wc, and sink
- Attic room, floored and lined with rear facing Dormer window and built-in storage
- Double glazing and electric storage heating
- Large private garden grounds surrounding the property that are ideal for entertaining and relaxation
- Attached store room
- Gated driveway and detached garage











## Carlops

Carlops is a charming village situated just a few miles south of Penicuik, nestled at the foot of the Pentland Hills. Renowned for its picturesque scenery and tranquil rural atmosphere, Carlops offers a peaceful retreat whilst remaining within easy commuting distance of Edinburgh and the central belt. The area is popular with walkers, cyclists, and nature enthusiasts, with a wealth of outdoor pursuits available on the doorstep. Nearby Penicuik provides a range of amenities including shops, schools, and leisure facilities, making Carlops an ideal location for those seeking a blend of countryside living and convenient access to urban services.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. 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.







# Get in touch

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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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.