



CREON COTTAGE

COCKMUIR | PENICUIK | MIDLOTHIAN



RETTIE





A contemporary 3-bedroom cottage with an open plan kitchen-living-dining room, stunning views of the surrounding countryside set only 13 miles from central Edinburgh.

CREON COTTAGE COCKMUIR, PENICUIK, MIDLOTHIAN, EH26 8QJ.

Penicuik 5 miles, Peebles 11 miles, Edinburgh City Centre 13 miles, Edinburgh Airport 17 miles (All distances are approximate).





Summary of Accommodation:

Ground Floor: Entrance Vestibule, Entrance Hall, Open-Plan Kitchen-Dining-Sitting Room, Bedroom with En Suite Bathroom, Study and Utility Room with Cloakroom.

First Floor: Landing, Master Bedroom with En Suite Bathroom, Bedroom with En Suite Shower Room.

Garden: Laid to lawn enclosed with secure wooden fencing.

Paddock: 0.67 Acres of grazing, with an outdoor field shelter.

Static Caravan: 3 bedrooms, Open Plan Kitchen-Living, Shower Room and separate WC. (Calor gas central heating, shared septic tank, mains electrics).

About: - 0.89 Acres

Situation:

Situated in the picturesque countryside of Midlothian and only a short drive away from Penicuik and 13 miles from the heart of Edinburgh city centre, the area of Cockmuir offers a sought-after country lifestyle with all the advantages of city living. The bustling town of Penicuik is home to a selection of high street stores and independent retailers; various cafés, pubs and restaurants; and a choice of major supermarkets, with more extensive shopping facilities available at nearby Straiton Retail Park. Here, you are spoiled 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 five primary schools and two high schools, and some of Edinburgh's finest independent schools are a short drive away in Edinburgh. Thanks to its southerly location the area allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/ M9 networks. The town of Penicuik also enjoys excellent public transport links into the city centre including express commuter services.

Description:

Creon Cottage is delightfully situated making the most of the scenic countryside views. The cottage is approached by Cockmuir Road and arrives at a gravelled parking area to the side of the property. The front door is accessed via a pavestone path and opens to an entrance vestibule and hallway which gives access to the principal rooms on the ground floor. The open plan kitchen-living-dining room is bathed in natural light from the feature floor to ceiling windows and French doors that open out onto the Patio and Garden. The Kitchen is well equipped with a range of wall and base mounted units and includes an integrated double oven, 5 ring induction hob. An island provides further storage and workspace. The sitting and dining area features a handsome wood burning stove and is well positioned to make the most of the views. A door opens to the utility room which features a range of wall and base mounted units, integrated washing machine and an external rear door that opens to the parking area.

Returning to the entrance hall gives access to a double bedroom with en suite bathroom room and a further single bedroom/study. Ascending the stairs from the hallway gives access to the first floor and spacious galleried landing.

The Master Bedroom is bathed in natural light with a triple aspect and has cleverly incorporated dual walk in wardrobes created from the eaves. The Master Bedroom En Suite is positively luxurious with a bath, walk in shower cubicle and his and hers basins. Across the hall a third double bedroom offers a further en suite shower room.

Garden:

The garden at Creon Cottage is securely fenced with gated access from the parking area. It is predominantly laid to lawn with a raised decked area and potential to add flower beds.

Paddock:

Creon Cottage also benefits from 0.67 acres of grazing, with a field shelter.

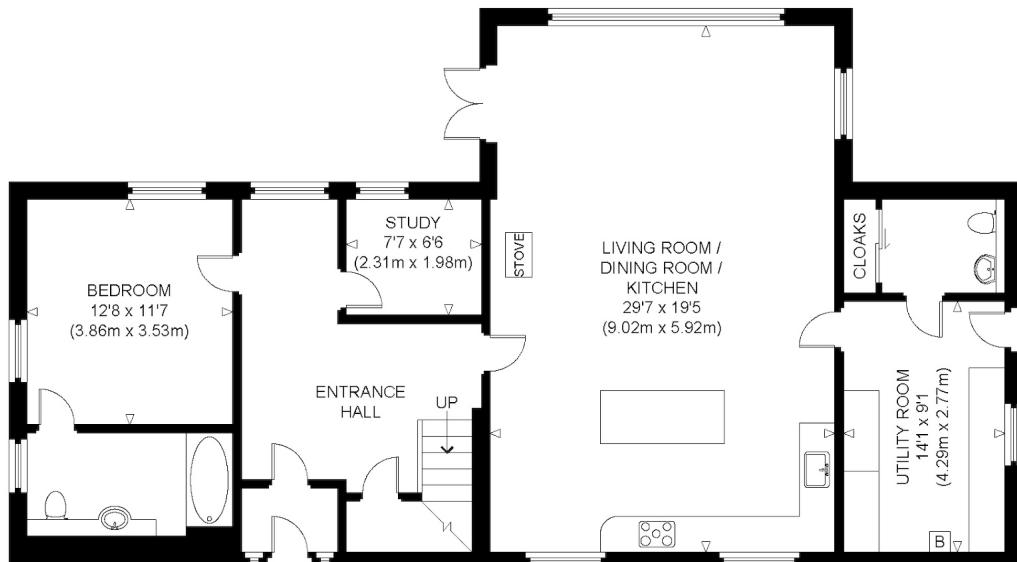


CREON COTTAGE

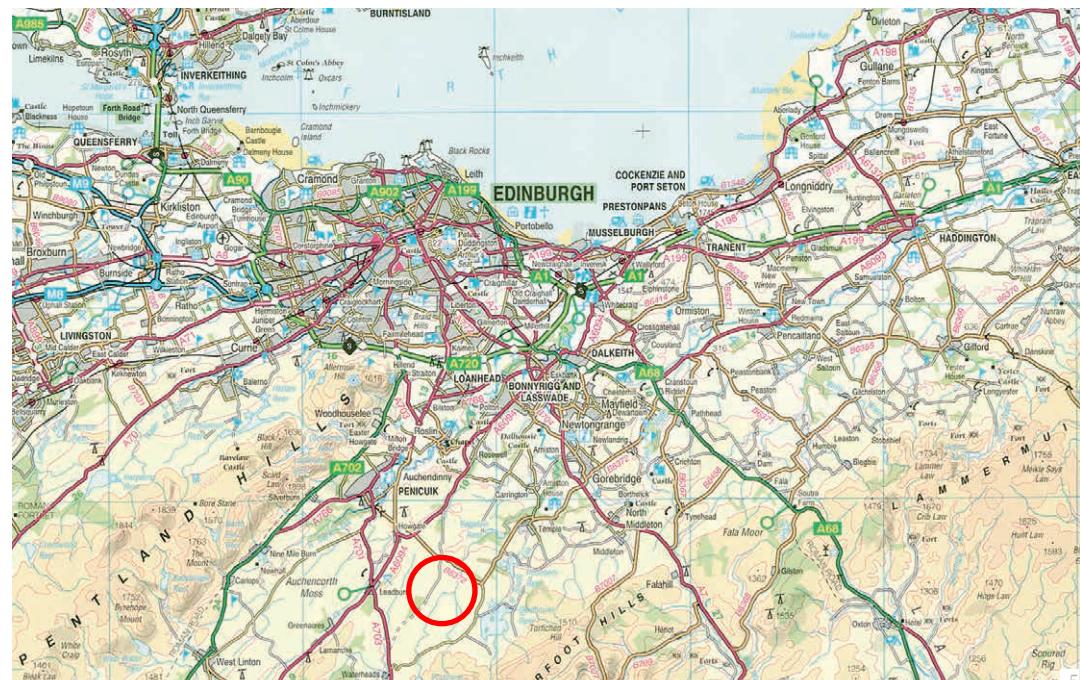
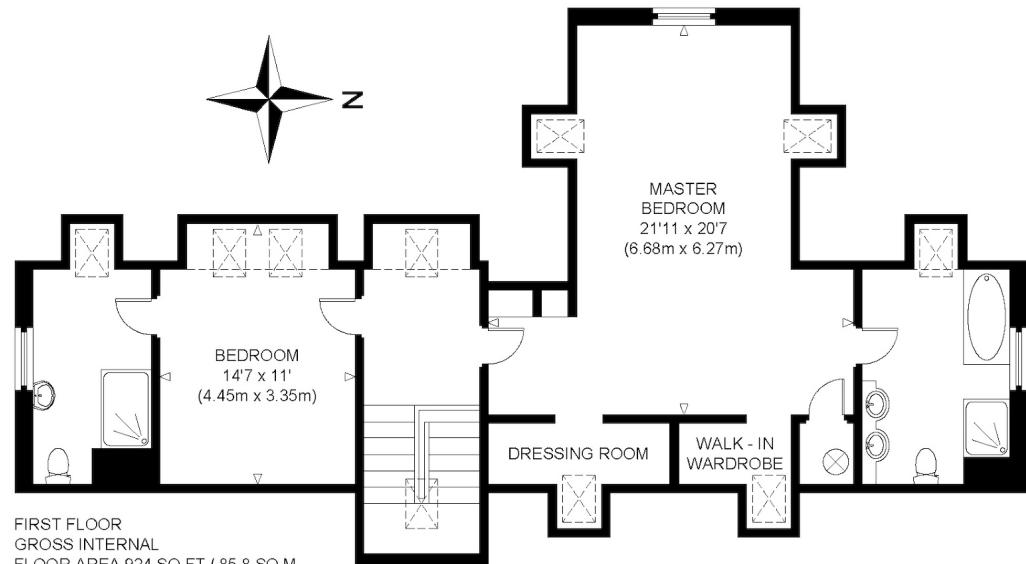
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2191 SQ FT / 203.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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GROUND FLOOR IN
GROSS INTERNAL
FLOOR AREA 1267 SQ FT / 117.7 SQ M





Static Caravan:

Situated within the paddock is a 3-bedroom static caravan, which features an open plan kitchen-living room, a shower room with wash hand basin and wc and a separate wc. The caravan has Calor Gas central heating, private water supply and is connected to a shared septic tank.

GENERAL REMARKS AND INFORMATION

Photos:

Please note the photos for the brochure were taken in 2020.

Fixtures and Fittings:

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Services:

Private Water Supply which is Metered, Mains Electricity and Private Septic Tank. With Oil-Fired central heating.

Viewing:

Strictly by appointment only with Rettie & Co. 0131 220 4160. Email: mail@rettie.co.uk.

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is EH26 8QJ.

Local Authority:

Scottish Borders Council, Council Headquarters, Newtown, St. Boswells, Melrose, TD6 0SA.

Council Tax Band: F.

EPC Rating:

Entry and Vacant Possession:

Entry and vacant possession will be by mutual agreement.

Home Report:

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

Particulars and Plans:

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul

the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Offers:

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of any existing rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas, and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Important Notice:

Rettie & Co, their clients, and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of particular importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties, which have been sold or withdrawn.





RETTIE

11 Wemyss Place,
Edinburgh, EH3 6DH
0131 220 4160
mail@rettie.co.uk
www.rettie.co.uk

Edinburgh

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Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London