



7 HOWGATE

Penicuik, Midlothian, EH26 8QB



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A beautifully modernised and historically significant semi-detached home offering versatile accommodation and an exceptional landscaped garden, set within the peaceful hamlet of Howgate and within easy commuting distance of Edinburgh City Centre.

Penicuik 2 miles, Edinburgh 11 miles, Edinburgh Airport 14.7 miles
(All distances are approximate).

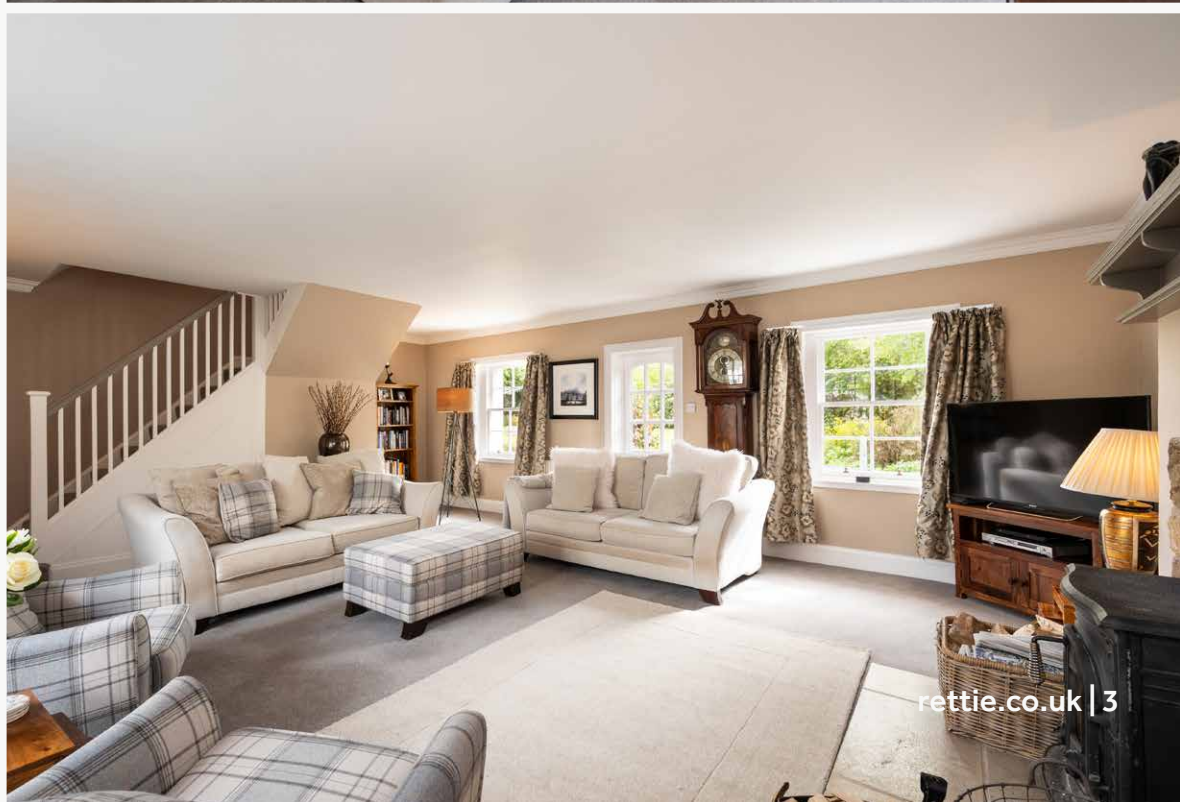
Summary of Accommodation:

Ground Floor: Entrance Hall, Kitchen, Dining/Living Space, Sitting Room with Garden Access, Two Double Bedrooms, and Shower Room.

First Floor: Master Bedroom with En-Suite Shower Room and Closet, One Further Bedroom, and Family Bathroom.

Garden: A stunning landscaped garden, predominantly laid to lawn with excellent mature borders of an array of planting and trees, with patios providing areas for both outdoor seating and dining.

Outbuildings: Summerhouse with electricity and insulation and a garden shed.



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Situation:

The scenic village of Howgate is situated between the Pentland and Moorfoot Hills and is just two miles from the historic town of Penicuik. Originally a farming community and further developed around the Old Howgate Inn, Howgate is a pretty village in an ideal location for those wishing to take advantage of the many outdoor attractions on their doorstep. There are excellent walking and hiking through the Pentland Hills, a variety of local golf courses, the Scottish ski centre at Hillend, as well as the superb mountain bike trails at Glentress Forest. The village has an active, friendly community. Nearby Penicuik caters for most daily amenities with a selection of shops, services, and leisure facilities, alongside Straiton Retail Park offering a number of national retailers. There are several local primary and high schools in the area, with further private schooling available in Edinburgh. A free school bus service is also available, transporting pupils to and from the catchment schools. Edinburgh City Centre is approximately 11 miles north of Howgate and within easy commuting distance by car, as well as there being an excellent bus service from Penicuik. Eskbank train station is approximately 6 miles away and offers free parking and regular, easy access into the city in around 20 minutes.

General Description:

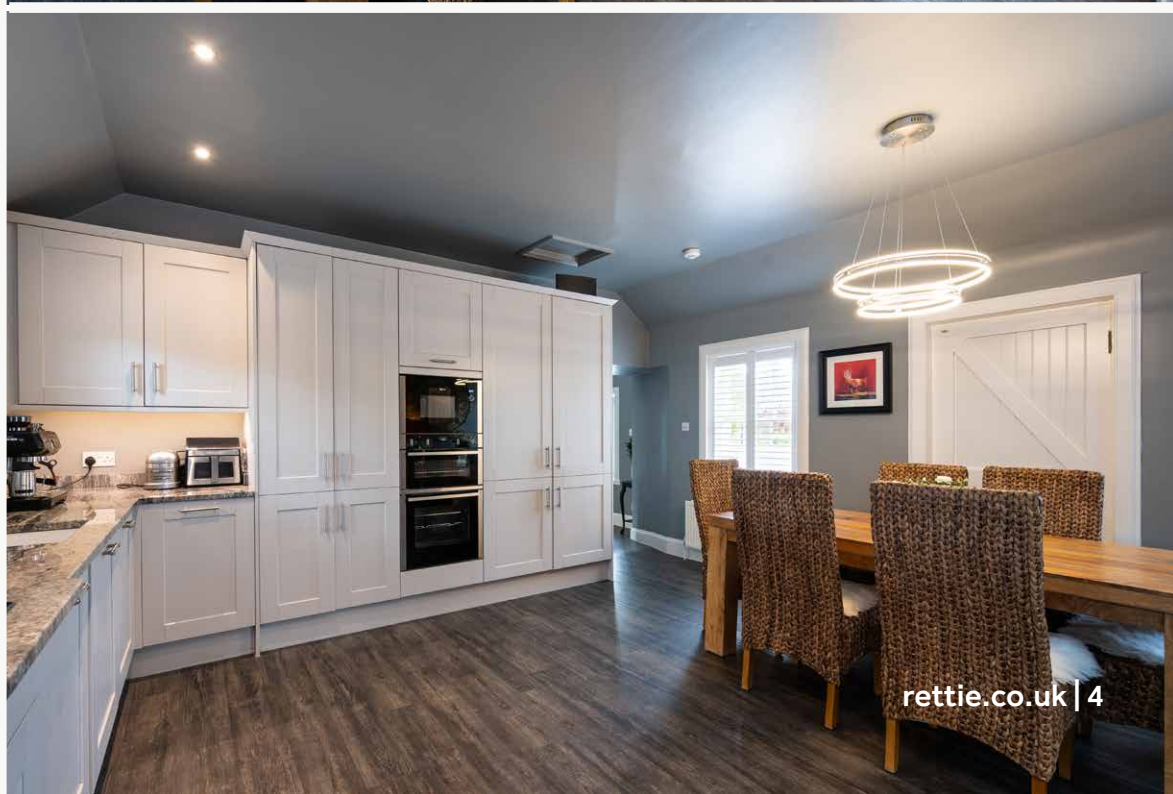
Situated in the charming hamlet of Howgate, just south of Penicuik, this exceptional semi-detached home is rich in history, originally the well-known Old Howgate Inn dating back to 1743. Once an ever-popular coaching stop, the category B-listed property enjoys a fascinating heritage while now offering beautifully modernised family living in a peaceful semi-rural setting.

This home has been thoughtfully upgraded to create a stylish and versatile family residence, seamlessly blending period character with contemporary finishes throughout. The front door opens into a spacious hallway, complete with attractive tiled flooring and a generous cloak cupboard housing the Fusebox.

From the hallway, you enter a dining room or additional reception room, complete with a working fireplace, offering excellent flexibility with its use. This room in turn leads through to the kitchen-breakfast room. The kitchen-breakfast room has been beautifully designed with both style and practicality in mind, fitted with an excellent range of contemporary units and quality integrated appliances including a Neff oven and microwave, induction hob, Richard F Mackay extractor hood, and a Quooker tap. There is also a concealed utility cupboard housing a freestanding washing machine and dryer. Providing generous space for dining and entertaining, the kitchen also benefits from a side door giving direct access to the garden. Also located on the ground floor, are two double bedrooms, alongside a modern shower room. Under-floor heating runs through the hallway, into the living/dining room, the kitchen, and the shower room, ideal for the cold months.

A particular highlight of the property is the fantastic sitting room, a spacious and inviting space flooded with natural light from windows positioned along either side of the room. Enjoying a wonderful outlook and direct access out to the garden, it provides the perfect setting for both relaxing and entertaining. The room has a large fireplace housing a wood burning stove, truly making it the heart of the home. A staircase from this room leads to the upper floor accommodation.

Upstairs comprises of the principal double bedroom and a further single bedroom, ideal as a nursery, study, or home office. The principal bedroom benefits from a contemporary en-suite shower room, and a modern family bathroom completes this floor.



This is a truly special home, offering the perfect blend of history, character, and modern family living. Equally cosy during the winter months and ideal for enjoying long summer days in the garden, the property presents a rare opportunity to acquire a beautifully presented home within an idyllic yet highly accessible setting. An in-person viewing is highly recommended to fully appreciate the exceptional space and versatility this deceptively spacious home has to offer.

Gardens and Grounds

The gardens are exceptional and provide a wonderful extension of the living space. Beautifully landscaped and thoughtfully designed, the garden offers a variety of distinct areas to enjoy throughout the seasons. A large patio provides the ideal space for outdoor dining and entertaining, while expansive lawn areas are bordered by mature trees, established shrubbery, and colourful planting that bursts into bloom during the summer months. A small patio to the rear of the living room offers the ideal location for a morning coffee in the sunshine. There is also on-street parking to the front, while also benefiting from two allocated parking spaces within the neighbouring car park.

Outbuildings

Further enhancing the garden is a charming summer house affectionately named the "Gin Palace" by the current owner, a lovely, insulated retreat complete with double glazing and an electric fireplace, allowing it to be enjoyed comfortably all year round. A garden shed provides additional outdoor storage.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

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

Fixtures and Fittings

Only items mentioned in the particulars of sale are included in the price.

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Services

Oil-fired Central Heating, Mains Electricity and Water, Drainage to a Septic Tank.

Local Authority

Midlothian House, 40-46 Buccleuch Street, Dalkeith, EH22 1DN. 0131 270 7500.

Council Tax

Band G

EPC Rating

Band E

Home Report

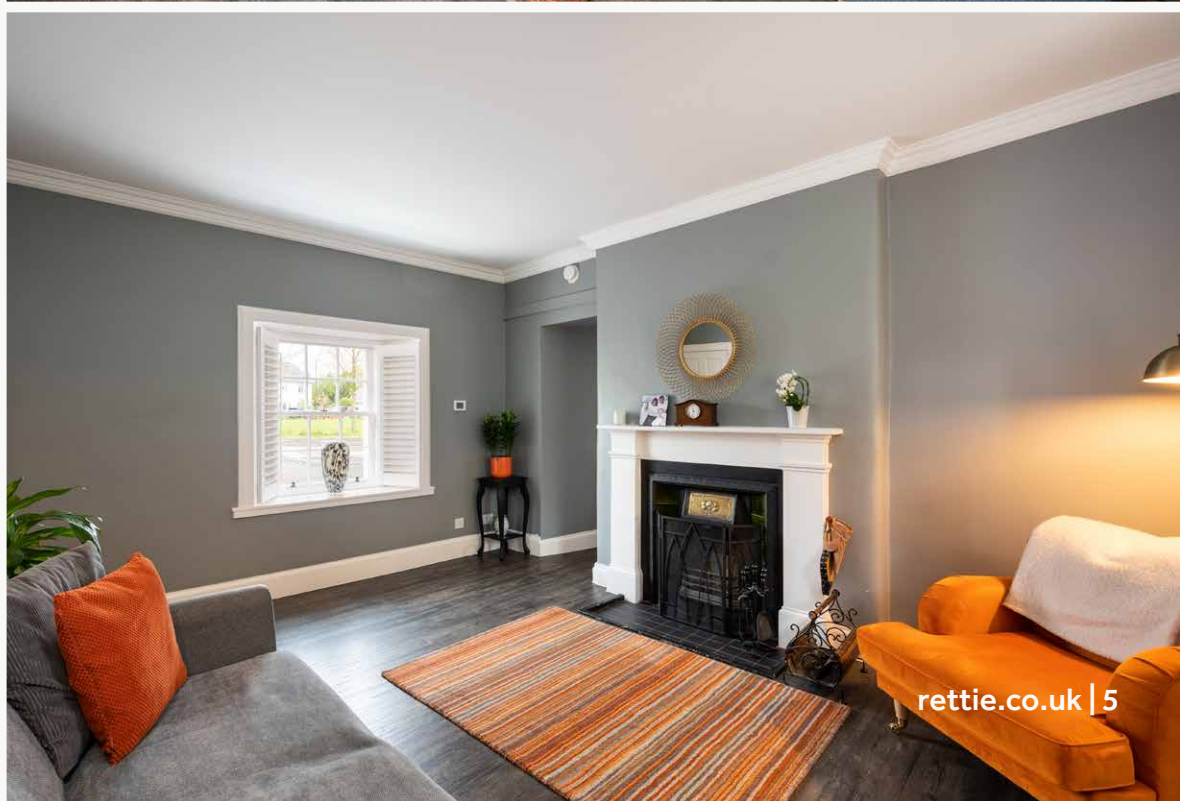
A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

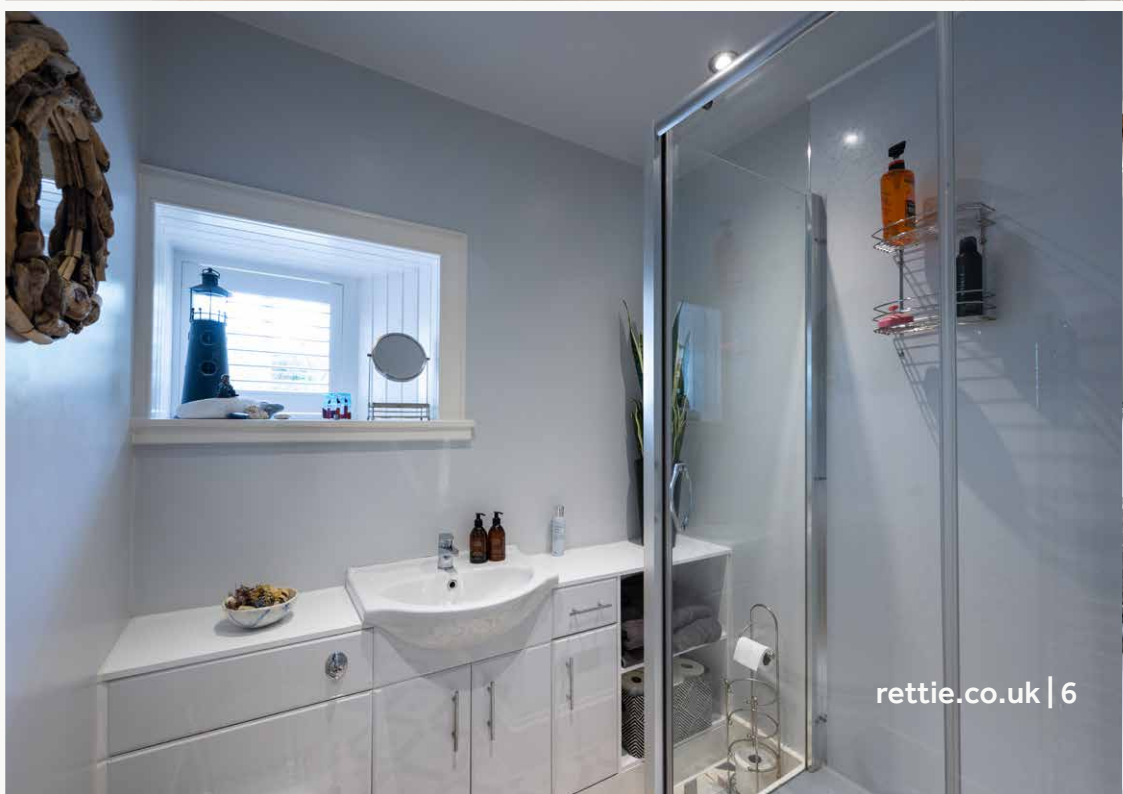
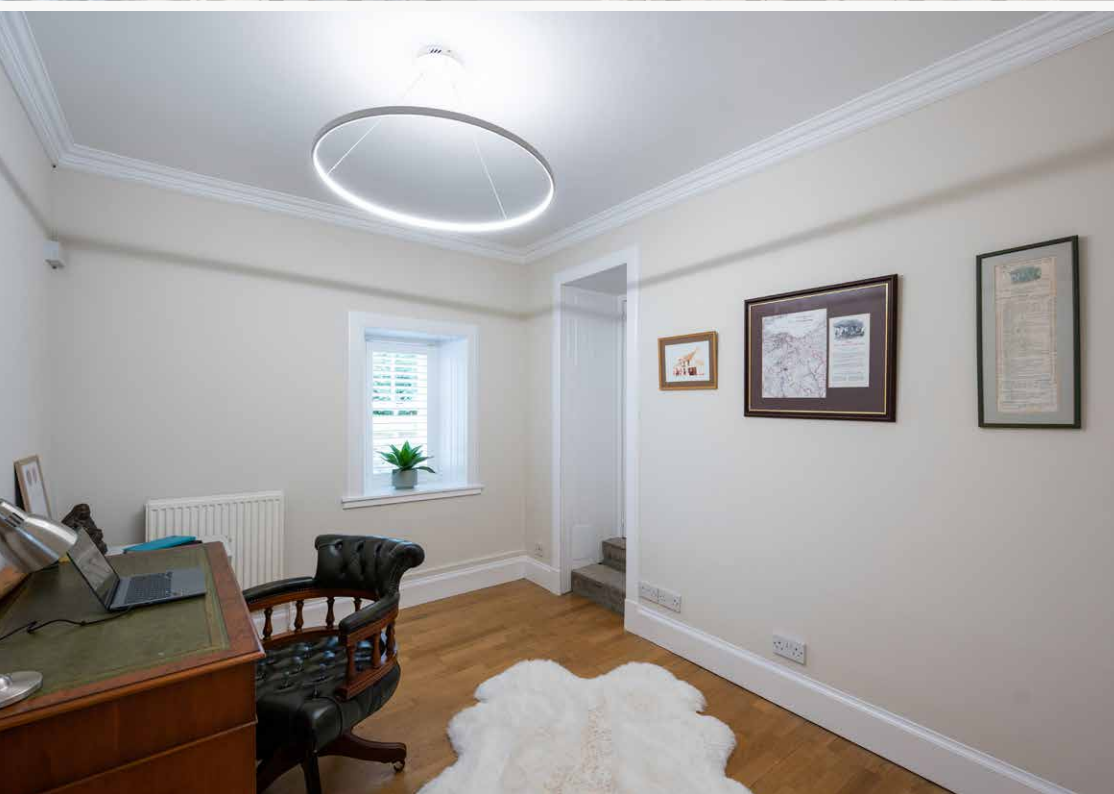
Offers

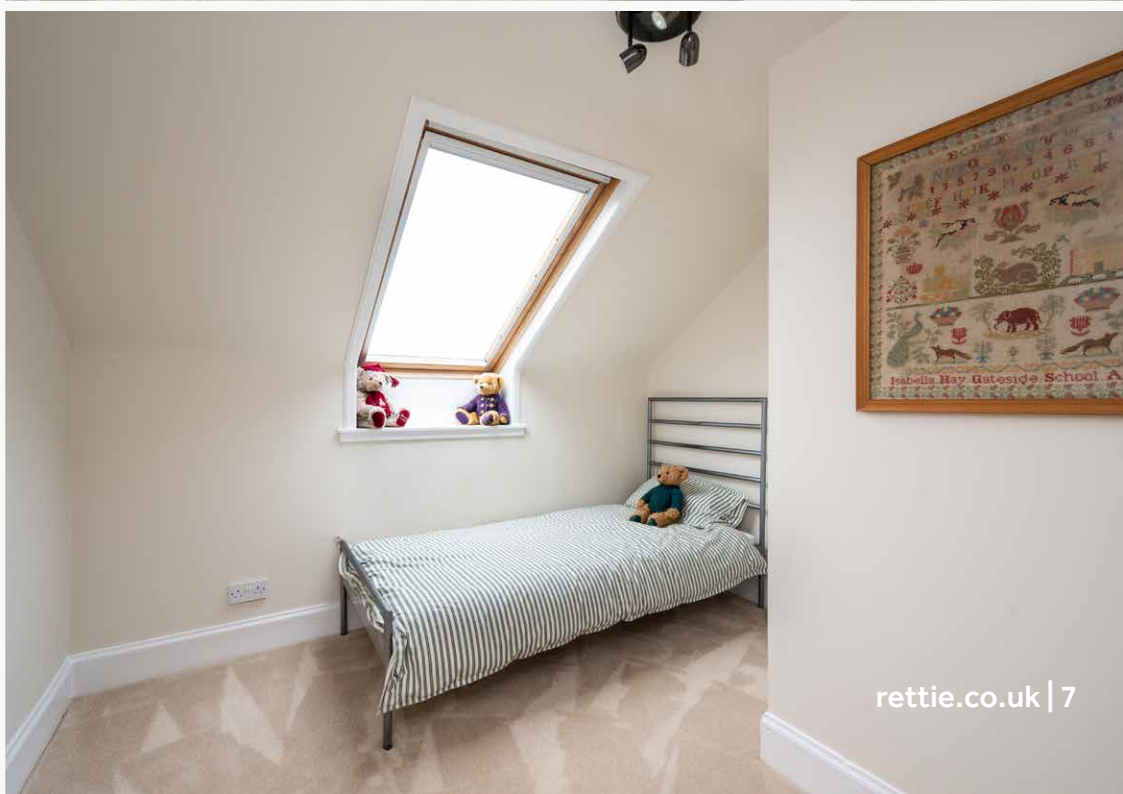
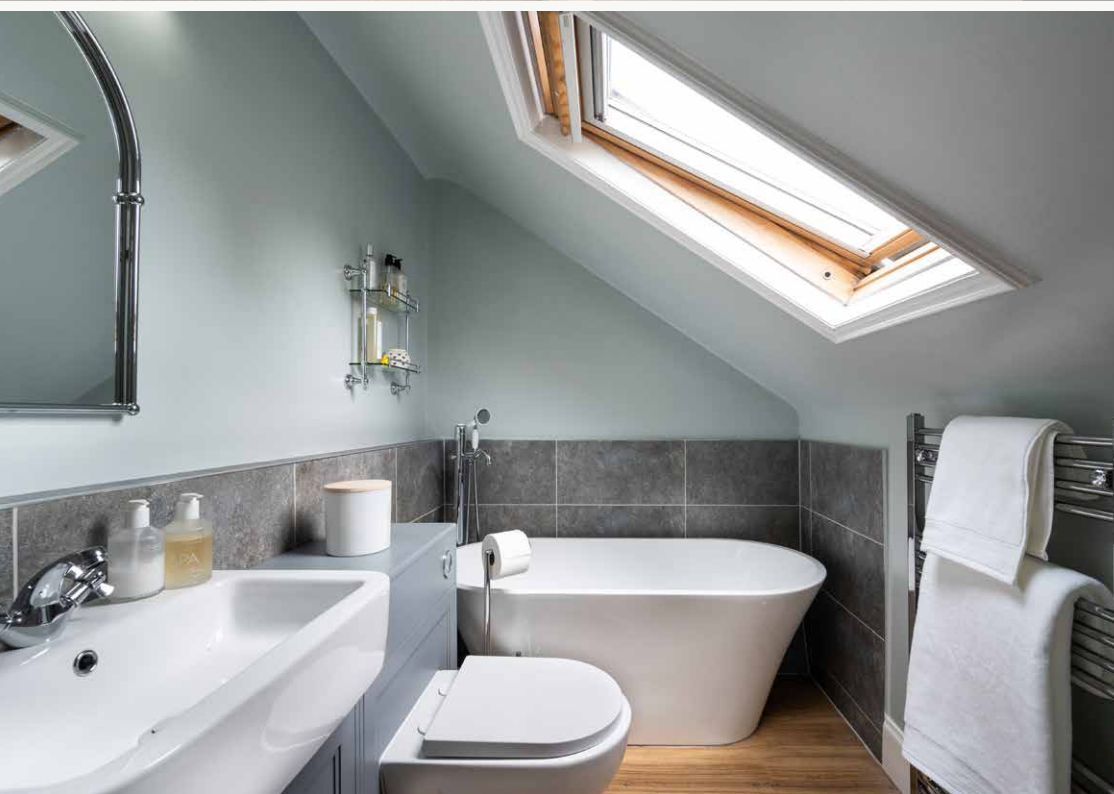
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.


Servitude Rights, Burdens & Wayleaves

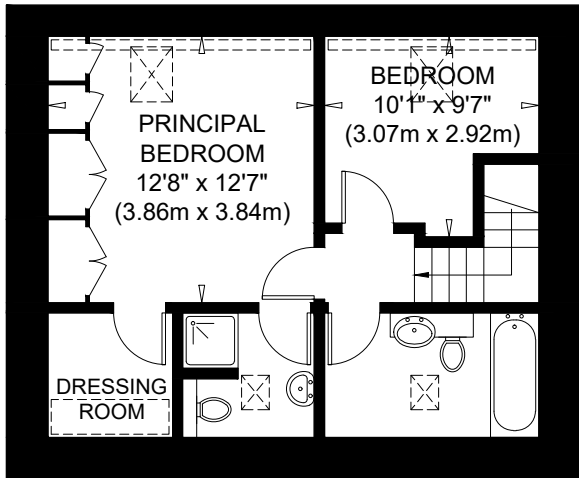
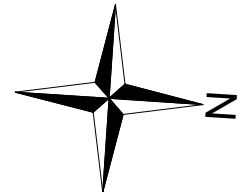
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes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



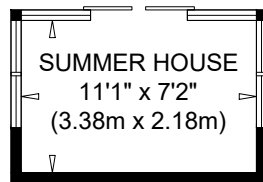




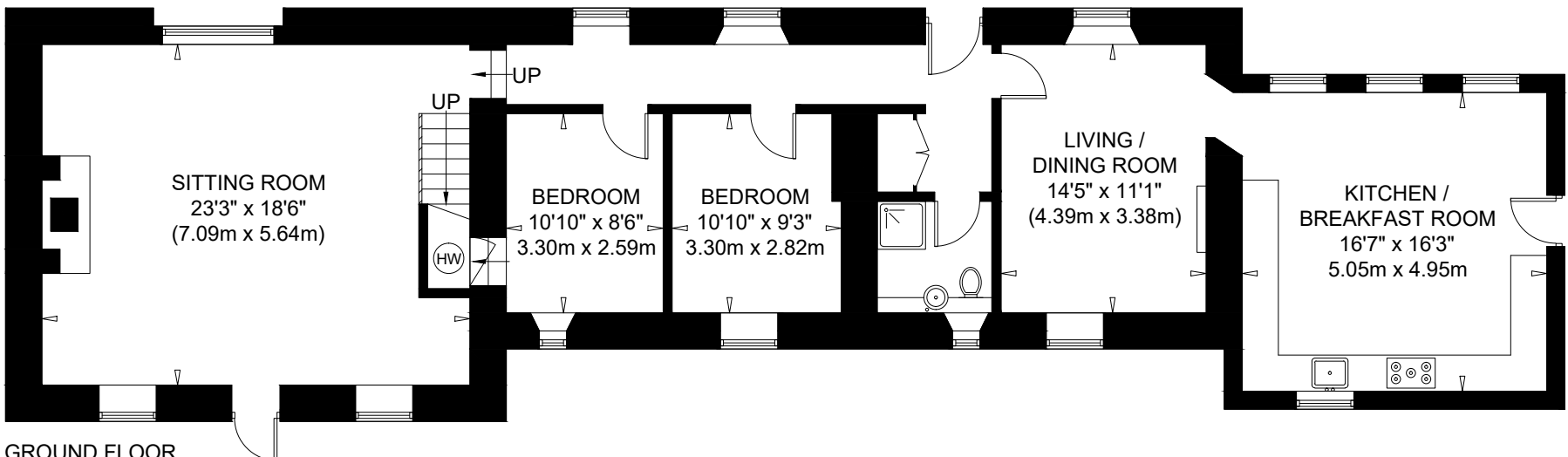
 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 41.2 SQ M / 443 SQ FT



SUMMER HOUSE
GROSS INTERNAL
FLOOR AREA 7.5 SQ M / 80 SQ FT

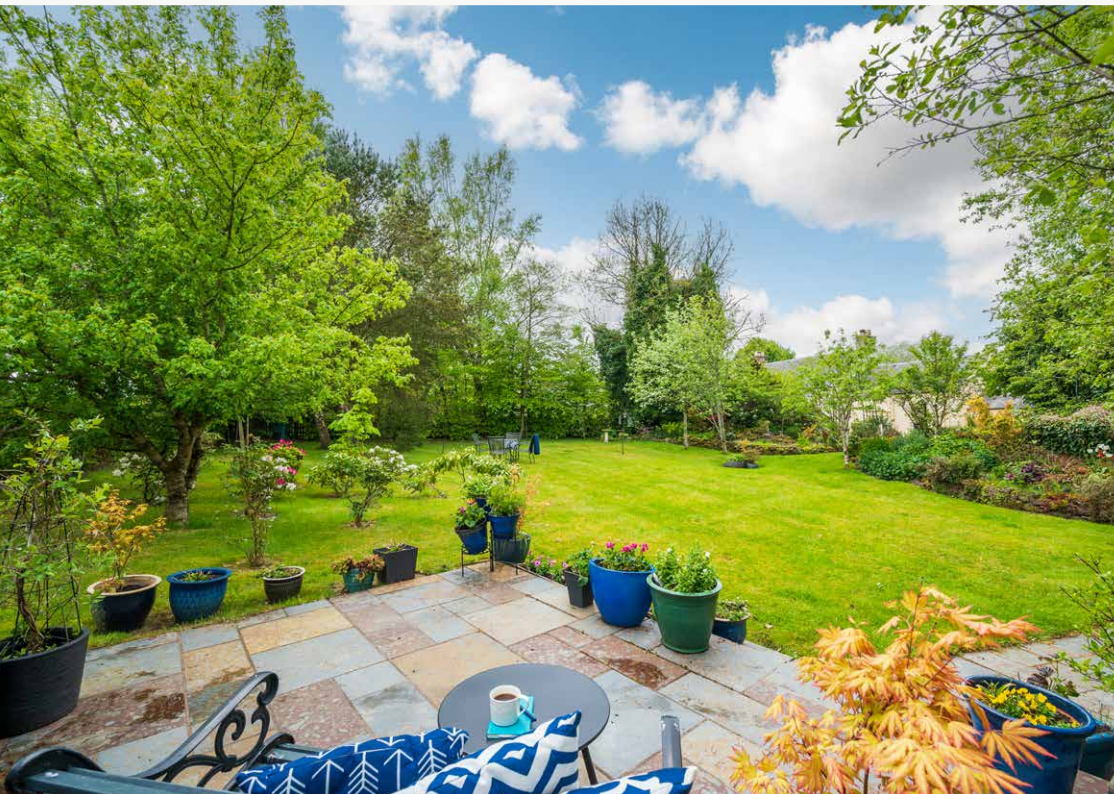


GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 121.9 SQ M / 1312 SQ FT

THE OLD HOWGATE INN
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 163.1 SQ M / 1755 SQ FT
SUMMER HOUSE = 7.5 SQ M / 80 SQ FT
TOTAL = 170.6 SQ M / 1835 SQ FT

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

Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.thelondonoffice.co.uk.

In addition, our social media platforms are [facebook.com – RettieTownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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 misstatement 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 especial 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.




Anti Money Laundering

All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].





RETTIE

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