



CLUNY HOUSE

Howgate, Penicuik, Midlothian, EH26 8PY



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An impressive and contemporary detached family home offering extensive and versatile accommodation, exceptional open plan living space, beautifully landscaped gardens, a secure gated driveway with double garage, and a superb semi-rural setting on the edge of Penicuik.

Howgate 1 mile, Penicuik 2.5 miles, Edinburgh Bypass 8.6 miles
(All distances are approximate).

Summary of Accommodation

Ground Floor: Open-Plan Living and Dining Room, Sitting Room, Kitchen/Breakfast Room, Utility Room, Living Room/Bedroom Six, Shower Room, Boiler Room, and Integral Garage.

First Floor: Principal Bedroom with En-Suite Shower Room, Mezzanine Double Bedroom with Dressing Room/Bedroom, Double Bedroom, Home Office/Bedroom, Family Bathroom.

Gardens and Grounds: Beautifully landscaped and extensive gardens with paved terrace, lawn areas, mature planting, woodland area, summerhouse, and studio.

Garage & Driveway: Electric gated entrance leading to a generous gravelled Driveway and Integral Double Garage with electric doors.



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Situation:

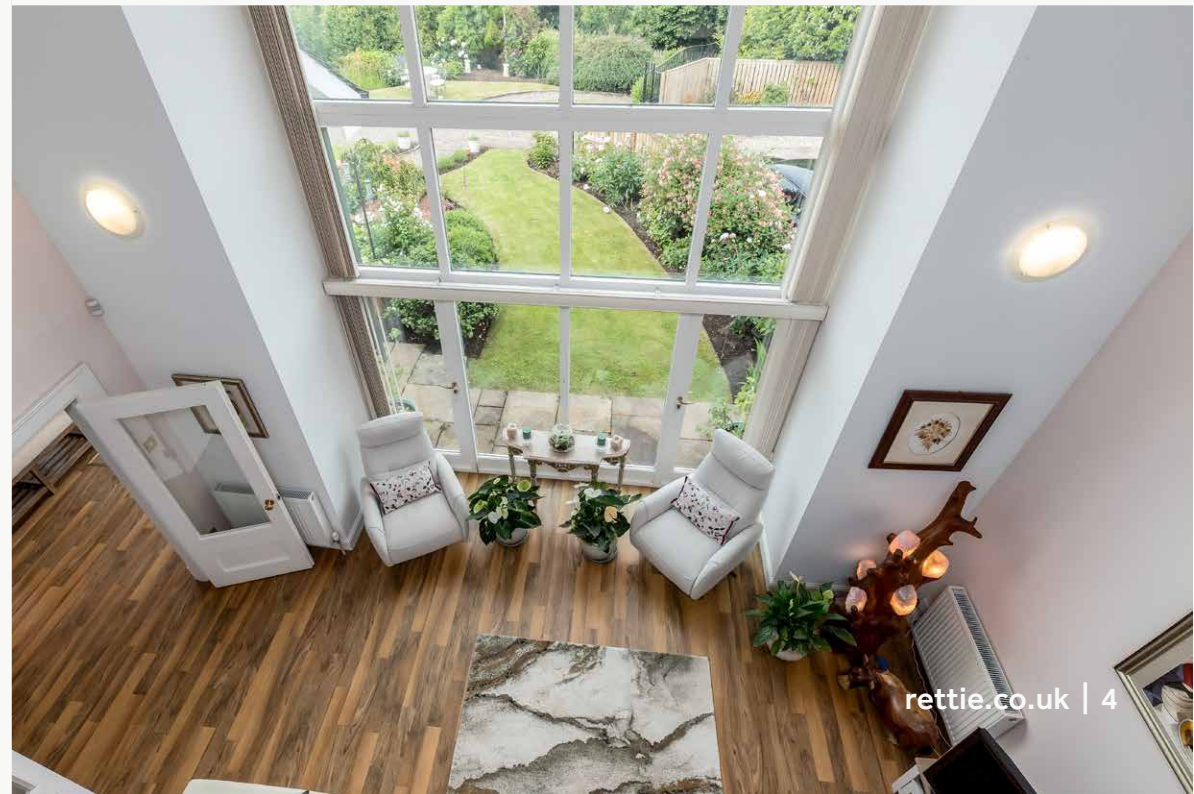
Enjoying a semi-rural setting amidst the picturesque Midlothian countryside, Cluny House is located close to the historic hamlet of Howgate and within easy reach of Penicuik, offering a peaceful lifestyle without compromising on convenient access to Edinburgh and the wider transport network. The town of Penicuik, approximately only 2.5 miles away, offers a good range of everyday amenities including supermarkets, independent shops, cafés, professional services. There is also nearby Straiton Retail Park which offers a wider range of national retailers, restaurants, and leisure facilities. There are several local primary and high schools in the area, with further private schooling available in Edinburgh. The Pentland Hills Regional Park provides outstanding opportunities for walking, cycling, and outdoor recreation, whilst Edinburgh City Bypass is easily accessible, providing excellent road links throughout the Lothians and beyond. Combining the tranquility of countryside living with excellent accessibility, Cluny House is ideally positioned for family life.

General Description:

Cluny House is an impressive detached contemporary home offering beautifully presented and exceptionally versatile accommodation over two floors. Stylishly appointed throughout, the property combines generous family living with outstanding entertaining space, creating an elegant yet welcoming home ideally suited to modern lifestyles.

Approached via an electric gated entrance, a private driveway leads to a generous parking area and double garage. Beautifully landscaped gardens and gravel pathways guide you towards the entrance, setting the tone for the accommodation beyond.

Upon entering the accommodation flows effortlessly through to the spectacular open-plan living and dining room, undoubtedly the heart of the home. Beautifully designed to maximise both space and natural light, this exceptional area seamlessly connects with the impressive sitting room beyond. Featuring a wood-burning stove set within an attractive fireplace, floor-to-ceiling glazing, dramatic double-height ceilings and two sets of French doors opening directly onto the terrace, this fantastic space enjoys a seamless connection with the surrounding gardens whilst creating an exceptional environment for both everyday family life and entertaining.



Accessed from the dining area is the boiler room, which in turn provides internal access to the integral double garage, offering excellent storage and practicality. Double doors lead through to the beautifully modernised kitchen and breakfast room, thoughtfully fitted with an extensive range of contemporary cabinetry and high-quality integrated appliances, including an Everhot Range cooker and Quooker boiling hot water tap. The kitchen is complemented by a generous utility room off complete with an external door leading to the rear garden. Completing the ground floor is a further reception room currently utilised as an additional sitting room. Offering excellent versatility, this room could equally serve as a generous guest bedroom or sixth bedroom, benefiting from an adjoining en-suite shower room.

Upstairs, the principal bedroom benefits from a stylish en-suite shower room and fitted wardrobes. A striking mezzanine bedroom enjoys direct access to an adjoining dressing room, which could equally serve as a nursery, additional bedroom, or private study, depending upon individual requirements. Two further well-proportioned rooms, currently arranged as a double bedroom and home office respectively, provide further flexible accommodation and are served by a modern family bathroom. The flexible layout throughout offers exceptional adaptability, allowing the property to function equally well as a five or six-bedroom family home whilst catering effortlessly to changing lifestyle requirements.

Gardens and Grounds

The superb gardens have been thoughtfully landscaped to create a series of beautiful outdoor spaces to enjoy. To the front, a paved terrace provides space for outdoor seating and al fresco dining, with stone pathways meandering through the garden, made up of lawn areas and mature planted borders, established trees, along with a vast woodland area at the foot of the garden. Completing this area, is a charming summerhouse.

To the rear, mature planted border and trees seclude a lawn area and an excellent detached timber-clad studio. A recently erected modern garden shed provides further useful storage.

Outbuildings

The timber-clad studio, currently utilised as a home gym, is complete with electricity, double glazing and French doors. This superb outbuilding offers outstanding versatility as a home office, workshop, creative studio, guest accommodation, or additional recreational space.

Double Garage

Further complementing the property is the substantial integral double garage with electric doors, providing secure parking, excellent storage, and direct access into the house via the boiler room.





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 8PY.

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

Mains gas, electricity, water and drainage with a combi gas condensing boiler and solar panels.

Local Authority

Midlothian Council, Midlothian House, 40–46 Buccleuch Street, Dalkeith, EH22 1DN.

Council Tax

Band E

EPC Rating

Band C

Home Report

A Home Report incorporating a Single Survey, Energy 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.



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

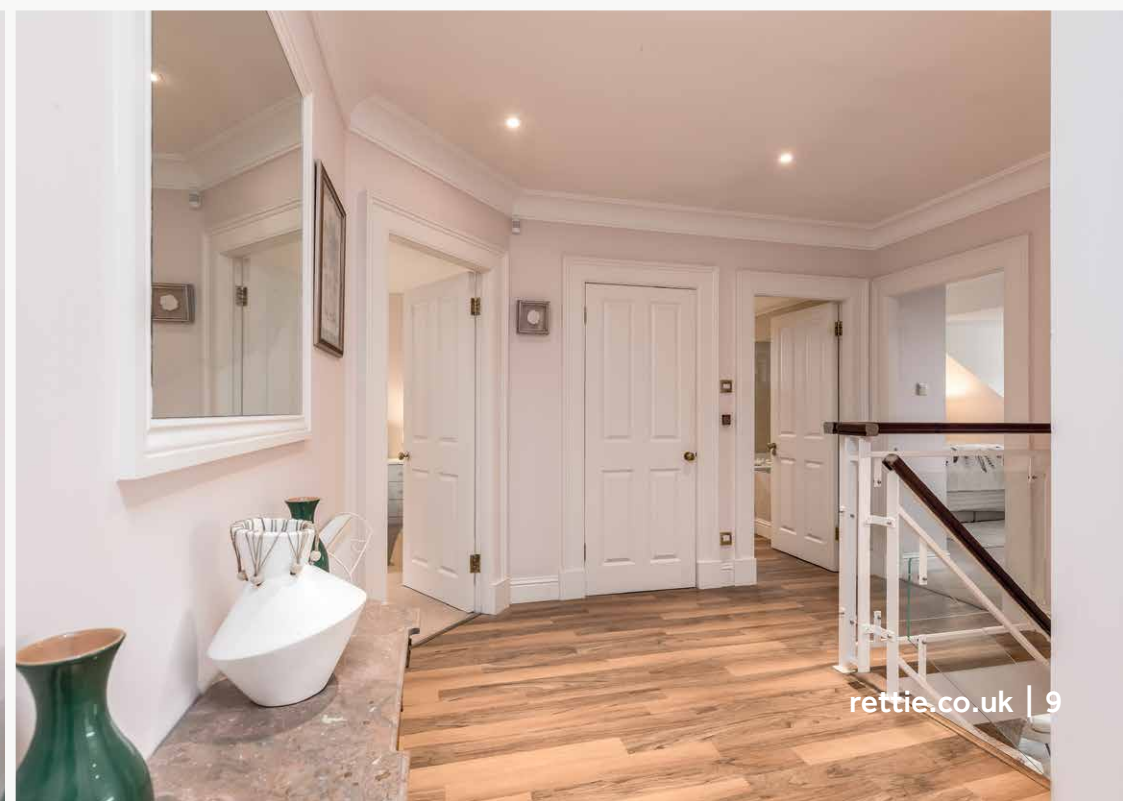
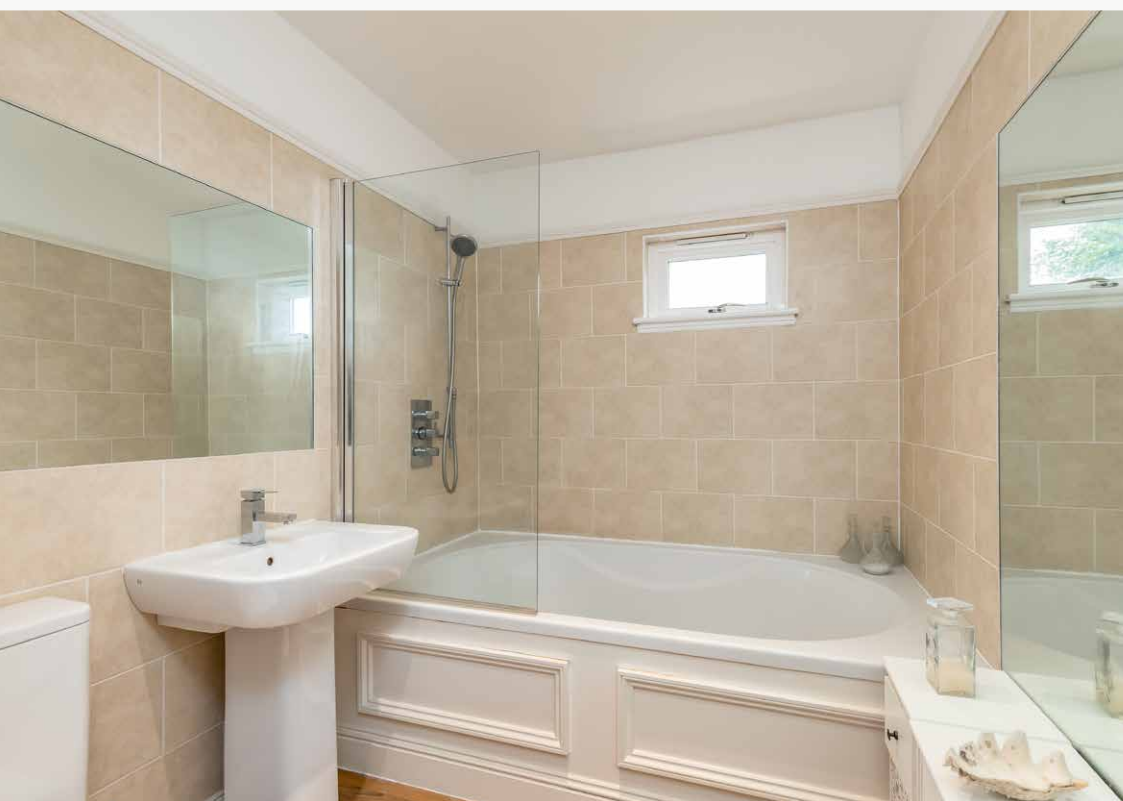
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude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

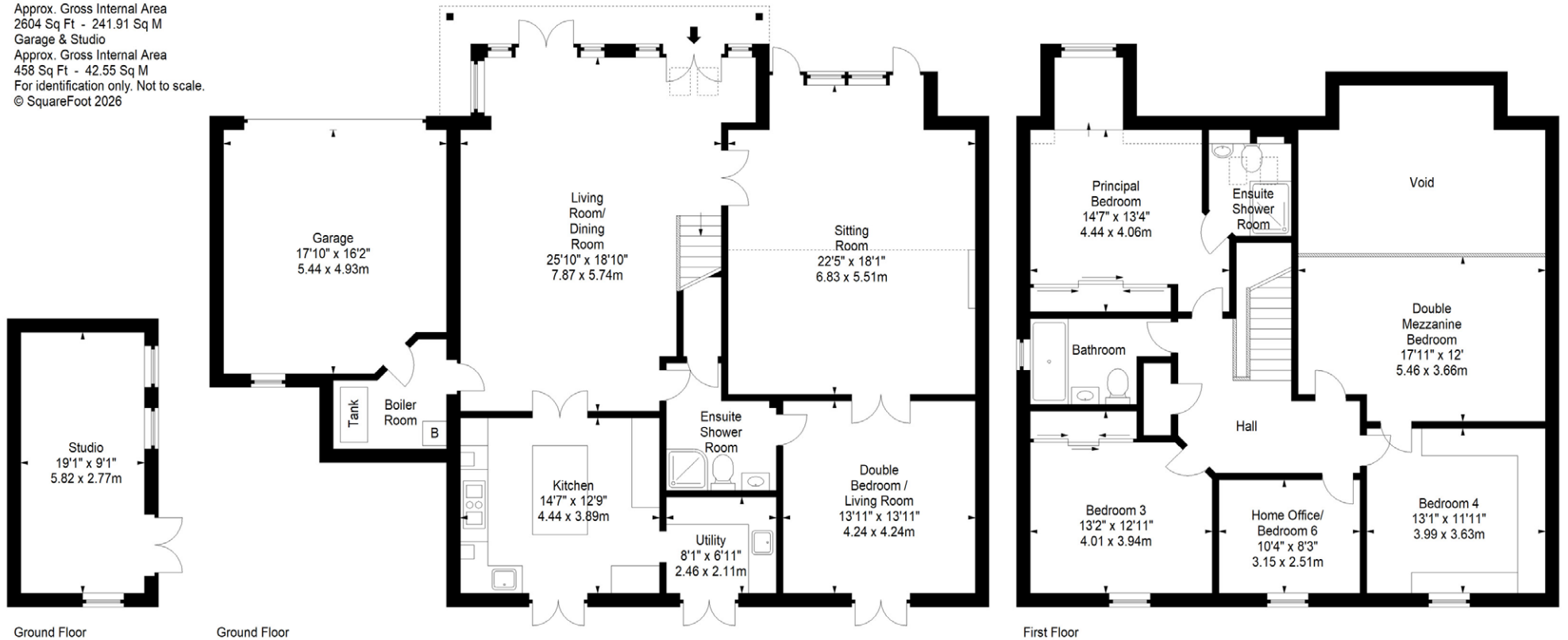




**Cluny House,
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Approx. Gross Internal Area
2604 Sq Ft - 241.91 Sq M
Garage & Studio
Approx. Gross Internal Area
458 Sq Ft - 42.55 Sq M
For identification only. Not to scale.
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Important Notice

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].







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