

Rullion Green Cottage

PENICUIK, MIDLOTHIAN, EH26 0PU



*SPACIOUS THREE BEDROOM DETACHED HOME,
SITUATED WITHIN THE PENTLAND HILLS REGIONAL
PARK AND A SHORT COMMUTE TO EDINBURGH*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this three-bedroom detached cottage situated within the Pentland Hills Regional Park. The property is in walk-in condition and sits within impressive garden grounds. This charming cottage enjoys excellent views of the surrounding countryside while offering strong local amenities, school catchments and easy transport links.

Inside, the property comprises a spacious lounge with Velux windows that draw in excellent natural light, alongside a flexible dining alcove. A bright hallway, a welcoming vestibule and an additional office or dining room can be accessed off the lounge.







There is a fully equipped kitchen measuring approximately 30 sqm, featuring a gas hob, fan oven, range cooker and free-standing white goods including a fridge.



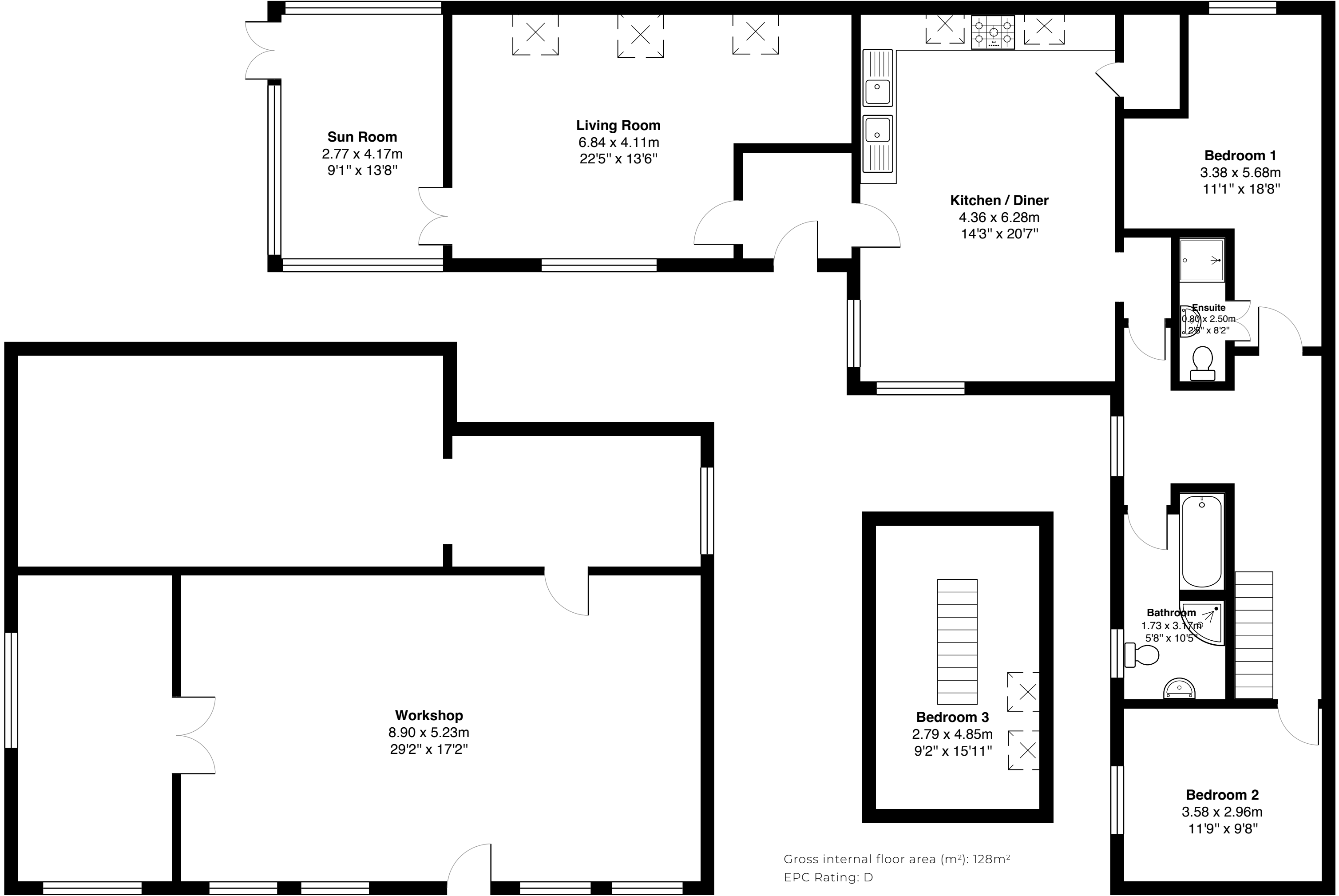
The property has three bedrooms. Bedroom one includes an en-suite shower room with a modern three-piece suite. Bedrooms two and three offer excellent versatility for family living, guests or home working.





There is a well-presented family bathroom complete with a modern four-piece suite finished to a high standard.





Gross internal floor area (m²): 128m²
EPC Rating: D



In addition to this, the property includes substantial landscaped garden grounds, offering ample outdoor space, as well as potential for further development or personalisation. This is a rare opportunity to acquire a semi-rural detached cottage in a fantastic and highly sought-after location.

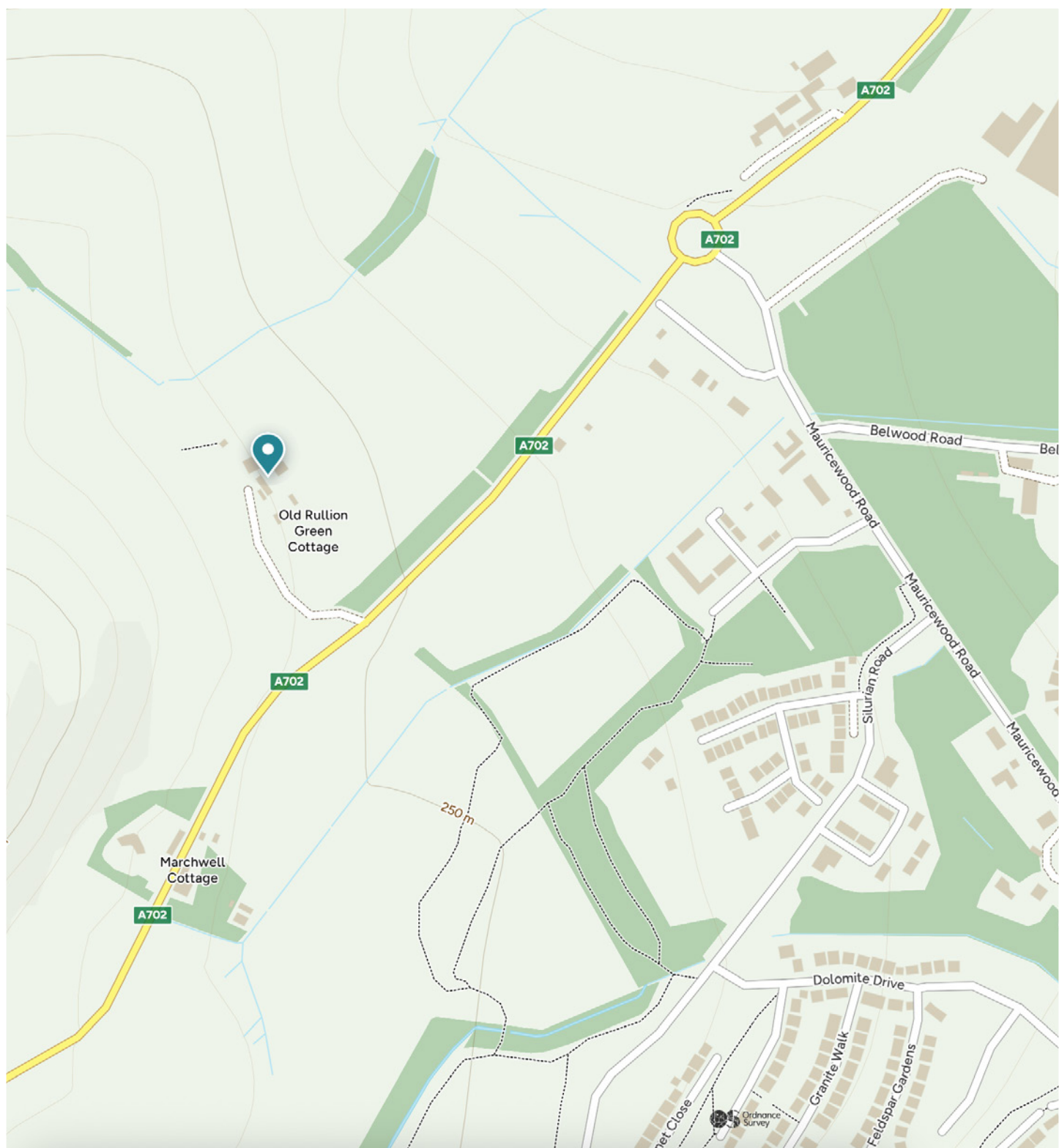




Penicuik is a thriving town 10 miles southwest of Edinburgh, near the Pentland Hills and surrounded by countryside. It's about a 25–30 minute drive from Edinburgh's city centre.

The town is self-contained with a pedestrianised centre and offers a range of shops, including Lidl and Tesco. Straiton Retail Park (a 10-minute drive) adds Asda, IKEA, Costco, Sainsbury's, and M&S. Services include multiple banks, building societies, a post office, and a health centre with dental care. There are several Primary and Secondary schools, and Penicuik Leisure Centre with a library and swimming pool.

For travel, Penicuik is well-connected: it's 10 minutes from the Edinburgh City Bypass, on the main road to Peebles and the south, and offers easy routes to Carlisle, the Clyde Valley, and Glasgow.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.