

McDougall McQueen
solicitors & estate agents

Woodhouselee Lodge Easter Howgate, Penicuik, EH26 0PF

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Welcome

Welcome to Woodhouselee Lodge, a stunning, extended, three-bedroom detached gatehouse cottage with two public rooms, located in a semi-rural location just off the A702 in Easter Howgate, near The Bush Research Campus and Penicuik. The cottage has been well maintained throughout the years by its current owners but would now benefit from some upgrading. It boasts excellent family living accommodation and good-sized garden grounds with various sheds and a greenhouse. The property features double glazing, oil fired central heating, real working fire and fireplace, spacious garden grounds, a driveway for three to four cars, and a car port/covered patio area. This delightful home, garden grounds, and setting, are sure to appeal to those looking for an escape from the hustle and bustle of city life, whilst still within easy commuting distance of Edinburgh and the Scottish road network. Early viewing is highly recommended as properties of this style rarely come to market.

- Superb semi-rural location just off the A702
- Reception hallway and dining area with built-in storage
- Spacious, bright sitting room, featuring dual aspect windows with front facing bay window and a real working fire and fireplace
- Fitted breakfasting kitchen with a range of wall and base units, induction hob, extractor, double oven, integrated fridge freezer, integrated dishwasher, and remaining white goods
- Main bedroom with dual aspect windows, fitted bedroom furniture and storage
- Bedroom two with rear facing window
- Bedroom three with dual aspect windows and built-in storage
- Family bathroom with four-piece suite, including a bath, shower cubicle with electric shower, wc, and sink
- Oil fired central heating and double glazing
- Driveway providing off street parking for three to four cars
- Covered patio area/car port
- Good sized private garden grounds surrounding the property, ideal for entertaining and relaxation
- Garden sheds, greenhouse and potting shed with power















Easter Howgate

Easter Howgate, Midlothian is a highly desirable semi-rural location set amidst the rolling countryside of Midlothian, offering an exceptional lifestyle within a peaceful and picturesque setting. Surrounded by scenic landscapes, the area provides a wonderful sense of space and tranquillity while remaining conveniently placed for access to Edinburgh and the wider Central Belt. The nearby towns of Penicuik and Roslin offer an excellent range of everyday amenities, including quality schooling, supermarkets, independent shops, cafés, and leisure facilities, while the City Bypass provides swift connections to Edinburgh Airport, the Gyle Business Park and Scotland's motorway network. The surrounding countryside also offers an abundance of outdoor pursuits, with beautiful walking, cycling, and riding routes nearby. Easter Howgate is particularly sought after by families, professionals and those seeking a more relaxed pace of life without compromising on convenience. Its enviable rural setting, strong commuter links and proximity to Edinburgh make it one of Midlothian's most appealing residential locations.

Extras

All floor coverings, light fittings, blinds where fitted, integrated appliances and remaining white goods. No warranty applies to any integrated appliances, free standing white goods, or movable 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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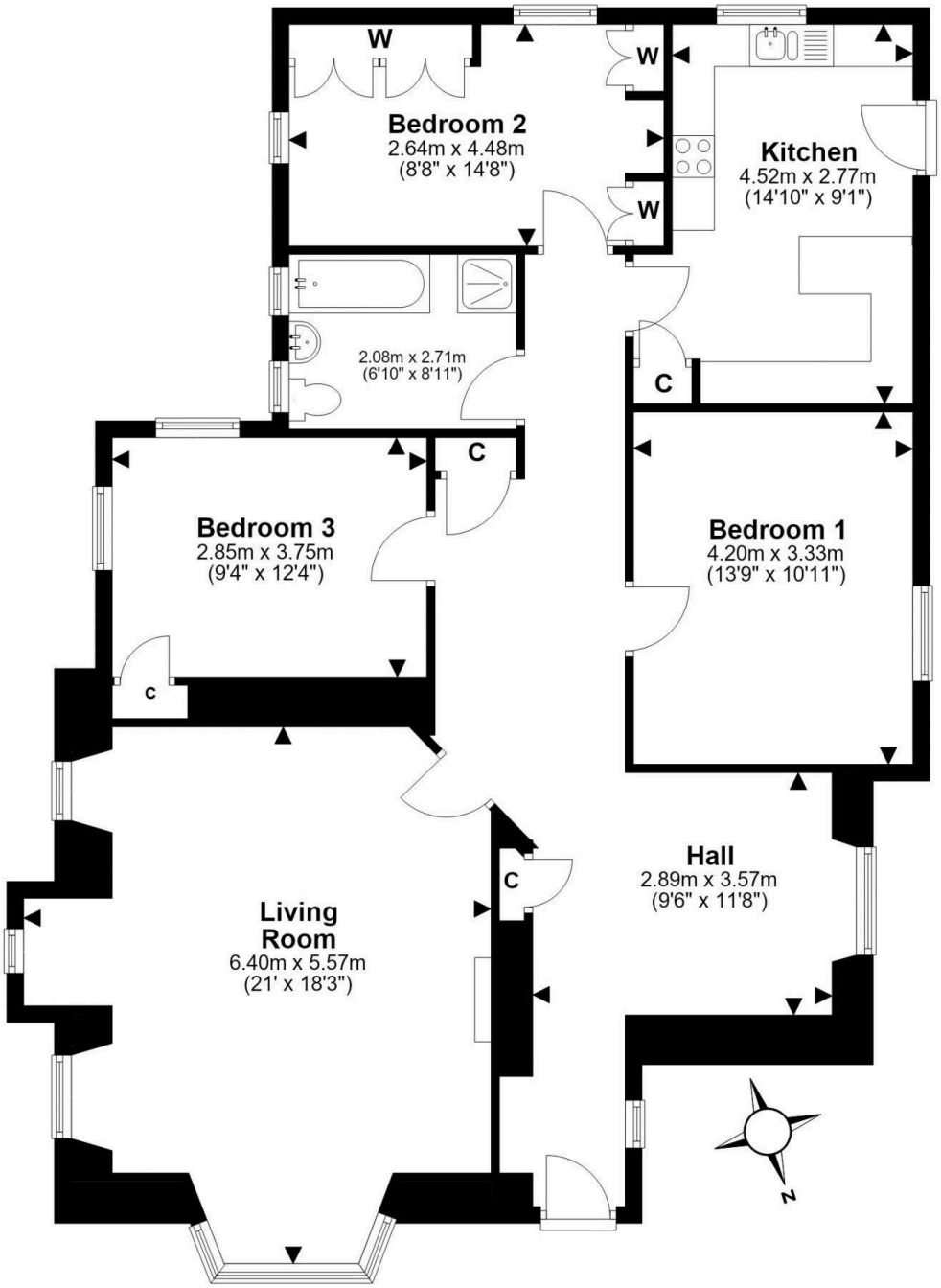
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This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.