

**1 Allan Ramsay Square
Carlops EH269NF**

Offers Over £225,000

- Large living/dining room
- Newly fitted kitchen featuring a range of floor and wall mounted units, gas hob and electric oven, integrated dishwasher and white goods included in sale
- Two double bedrooms both featuring fitted wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Fully floored attic
- Gas central heating and double glazing throughout
- Private front garden
- Allocated parking space and on-street parking

Council Tax Band: D

Tenure: Freehold



Terraced Cottage

This beautifully presented terraced cottage is sure to attract a wide range of buyers. Recently upgraded with a bespoke kitchen, the home is offered in true turnkey condition and perfectly blends country charm with excellent transport links to the city and beyond.

The accommodation includes a spacious and welcoming living/dining room — an ideal space for relaxing or entertaining friends and family. The newly fitted bespoke kitchen features an excellent selection of wall and base units, a gas hob, electric oven, integrated dishwasher, and all white goods included in the sale. Upstairs, there are two generously sized double bedrooms, each with fitted wardrobes providing ample storage. A large landing offers a versatile office area and offers access to a fully floored attic. The modern bathroom is fitted with a stylish three-piece suite, including a mains-powered shower over the bath and there is a generous utility space with a storage cupboard beneath the stairs. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency year-round. Externally, the charming front garden boasts mature flower beds and a lawned area that enjoys plenty of sunshine — perfect for summer barbecues. Ample on-street parking is available, with additional parking to the rear.

Nestled at the foot of the Pentland Hills, Carlops is a picturesque village located just outside the thriving town of Penicuik in Midlothian. Renowned for its peaceful setting and strong sense of community, Carlops offers the perfect blend of rural charm and modern convenience. Surrounded by breath-taking countryside, the village is a haven for nature lovers, hillwalkers, and cyclists, with scenic trails and woodland walks right on the doorstep. The nearby Pentland Hills Regional Park provides year-round opportunities for outdoor pursuits. The neighbouring town of Penicuik, only a short drive away, offers a wide selection of shops, supermarkets, cafes, restaurants, and essential services. Families will appreciate access to well-regarded primary and secondary schools, along with local nurseries and healthcare facilities. Excellent public transport links connect Carlops to Penicuik and Edinburgh, making it an ideal location for commuters seeking a quieter pace of life without sacrificing accessibility. Edinburgh is just 30 minutes away by car, with easy access to the City Bypass and major road networks.

Viewing by appointment on 0131 337 1800

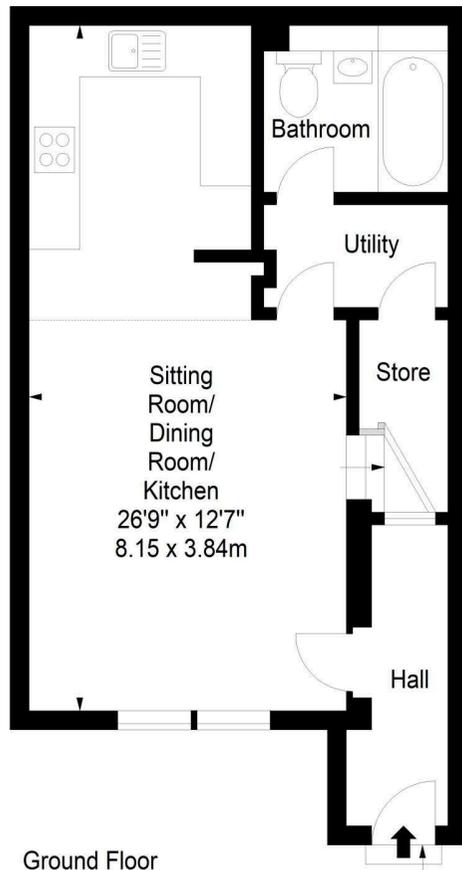




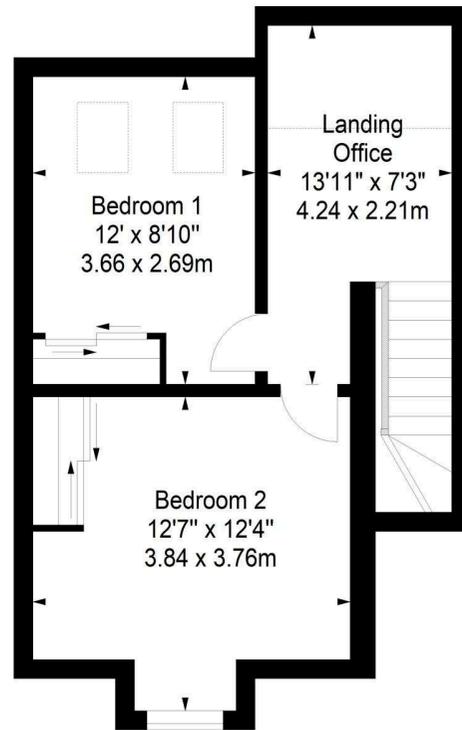
Allan Ramsay Square,
 Carlops,
 Penicuik,
 Scottish Borders, EH26 9NF



Approx. Gross Internal Area
 834 Sq Ft - 77.48 Sq M
 For identification only. Not to scale.
 © SquareFoot 2026



Ground Floor



First Floor



Property Centre:
 1 Harrison Gardens
 Edinburgh EH11 3NA
 Tel: 0131 337 1800
 Fax: 0131 337 1118

DX ED 92, Edinburgh
 E-mail: property@blaircadell.com
www.blaircadell.com

