

**3 Allan Ramsay Square
Carlops EH26 9NF**

Offers Over £225,000

- Large living room
- Kitchen/diner fitted with a range of floor and wall mounted units, gas hob and electric oven and white goods included
- Two double bedrooms
- Large bathroom fitted with three-piece suite and mains walk in shower
- W.C
- Gas central heating and double glazing
- Beautiful garden to front, rear and garden shed
- On-street parking

Council Tax Band: D

Tenure: Freehold

Shared Ownership: No



1



2



1



EPC E



Cottage

This stunning end-terrace cottage is sure to appeal to many. Fully renovated throughout, the property is presented in true turnkey condition and offers the best of country living with excellent links to the city and beyond.

The accommodation comprises a spacious and inviting living room — perfect for relaxing with friends and family. The newly fitted kitchen is ideal for entertaining, featuring a built-in seating area with integrated storage. It is equipped with a range of wall and floor-mounted units, a gas hob, electric oven, and included appliances. There are two generously sized double bedrooms, one with fitted wardrobes and the other offering freestanding wardrobes, providing ample storage space. The modern bathroom is fitted with a stylish three-piece suite, including a walk-in mains shower with a luxurious rainwater shower head. Additionally, there is a large W.C. off the living room and a handy storage cupboard. The property benefits from gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. Outside, a charming front garden features mature flower beds and low-maintenance artificial lawn, while the rear includes a useful garden shed. Ample on-street parking is readily available.

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

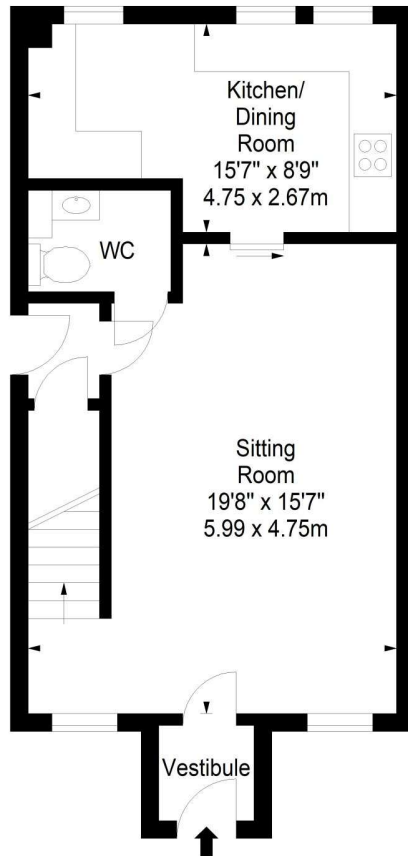




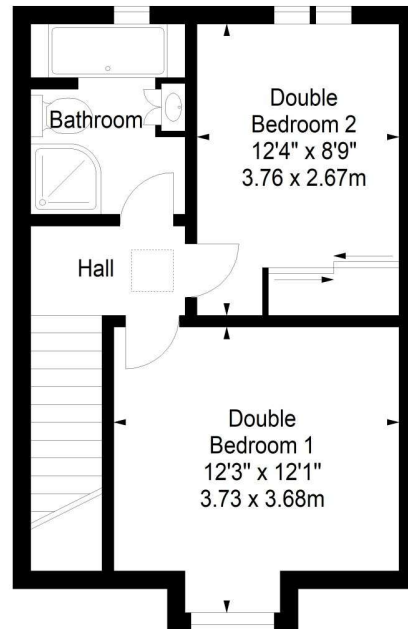
Allan Ramsey Square,
Carlops,
Penicuik,
Scottish Borders, EH26 9NF



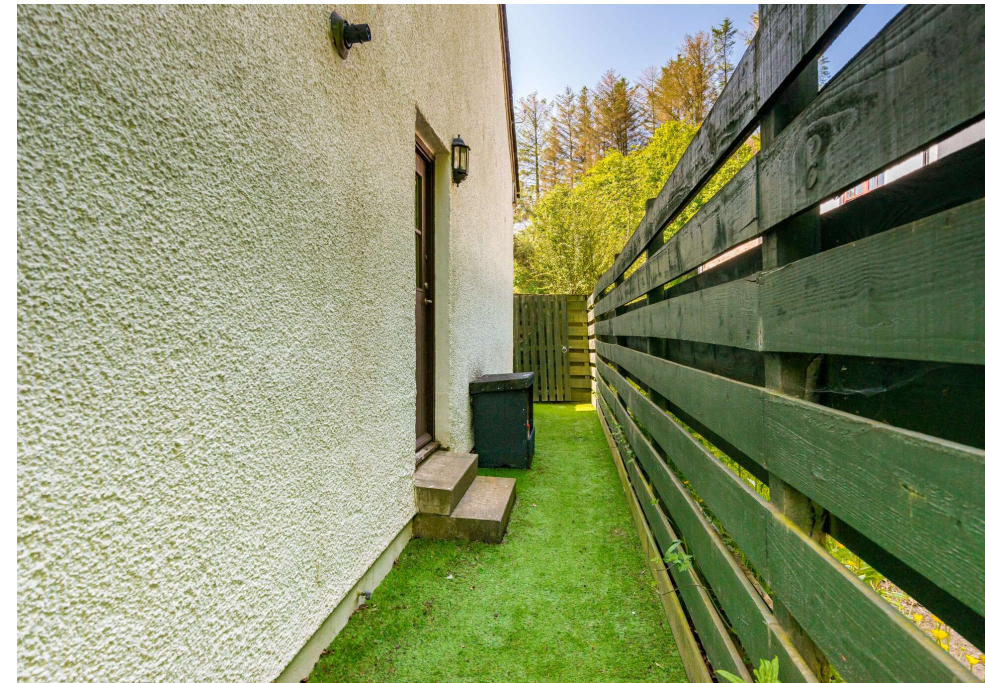
Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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Ground Floor



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

