

# THE HOWE

MILTON BRIDGE • PENICUIK • MIDLOTHIAN • EH26 0PP

savills



# Former shepherd's cottage overlooking Loganlea Reservoir in the heart of the Pentland Hills Regional Park

Hall ♦ utility room ♦ WC ♦ kitchen with dining area ♦ sitting room ♦ bathroom

Three bedrooms ♦ Shower room

Byre ♦ Kennels ♦ Workshop/garage ♦ Log store

About 2.77 acres in all

Milton Bridge 5 miles, Penicuik 7 miles,  
Edinburgh City Bypass 7 miles, Edinburgh city centre 12 miles

## SITUATION

The Howe nestles in the heart of The Pentland Hills Regional Park to the south of Edinburgh. It is positioned on the shore of Loganlea Reservoir which feeds Glencorse Reservoir, created in the 1800s to provide drinking water to Edinburgh.

The area is rich in history and natural habitat and, reflecting this, the hills surrounding The Howe are designated as a Site of Special Scientific Interest. The wonderful amenity offered by these hills, not surprisingly, makes the area popular with visitors, with the many trails providing plenty of opportunity for recreation including walking, hill running, mountain biking and horse riding. There is also trout fishing on Loganlea and Glencorse reservoirs available in season between March and October. The Midlothian Snowsports Centre is only 4 miles away and Glencorse Golf Course is located in nearby Milton Bridge.

The historic town of Penicuik, once a centre for paper mills, is 5 miles away. The town offers a good range of shops, supermarkets, restaurants, cafés, primary and secondary schools and leisure facilities.

The property is extremely well positioned for access to the Edinburgh City Bypass (A720) and the city centre (12 miles). The bypass is 7 miles to the north and gives access to the south, east and west of the city, Edinburgh International Airport and the motorway network. The A702 and A701 provide good links to the M74 to the south. There is a local bus service from Flotterstone into Edinburgh. There is also direct access on mountain bike and foot over to Balerno (4.5 miles) and to Penicuik (2.5 miles) using the Old Kirk Road heritage path.





## DESCRIPTION

The Howe is in a special setting on the shore of Loganlea Reservoir. The original part of the house is thought to date from the 1800s and was extended to create a second storey in the 1950s. The house has been well maintained and modernised over the years and is triple glazed throughout.

The main entrance to the house leads through a porch into the hall, past a door to the utility room. The utility room has the boiler, fitted wall cupboards and space for a washing machine. Off the hall are the sitting room, dining kitchen and bathroom. The sitting room has a view up Logan Burn and a fireplace which is currently fitted with an LPG fired stove. This stove could readily be replaced with a wood burner. There is a press with shelves set into one wall. The kitchen has space for a dining table and there is a larder cupboard. The fitted units include space for a dishwasher and electric cooker. The sink is beneath the window looking out to the reservoir. A second cupboard is set into the wall. The family bathroom has a bath with shower over, WC and wash basin. From the hall stairs rise to the first floor where there are two large bedrooms with dual aspect windows and wonderful views. There is also a third smaller bedroom and a shower room with quadrant shower, WC and wash basin.

## OUTSIDE

The house is approached over a bridge over the Logan Burn which runs through the garden on its way to the reservoir. The driveway leads to the front of the house where there is plenty of parking and an outbuilding which could be used as a garage and workshop. To the back of the house is an old byre which has a couple of kennels and makes another useful outbuilding.

At this time the garden is essentially a grass paddock freely grazed by the Blackface sheep which are farmed on the surrounding hills. A row of mature deciduous trees line the burn and boundary of the garden with the reservoir. A heather clad gully carved out by a tributary burn rises up to the south of the property. This area could be developed into a special garden and is available in addition.

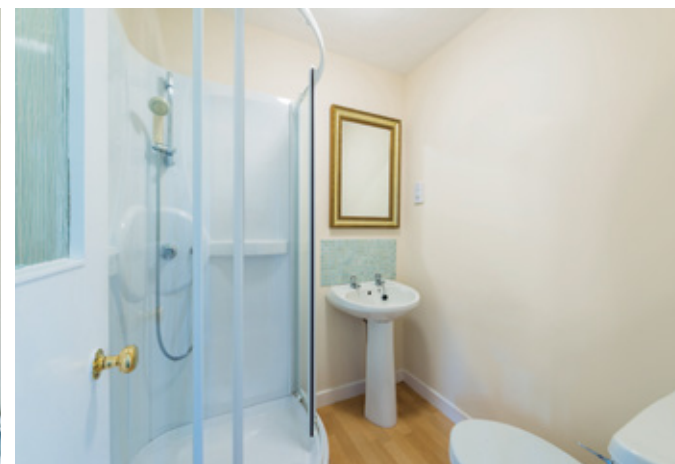
## GENERAL REMARKS

**SERVICES:** Spring water with UV filter. Drainage to septic tank. Mains electricity. Oil fired central heating.

**LOCAL AUTHORITY:** Midlothian Council Tax Band E.

**FIXTURES AND FITTINGS:** Standard fixtures and fittings are to be included in the sale.

**Servitude rights, burdens and 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



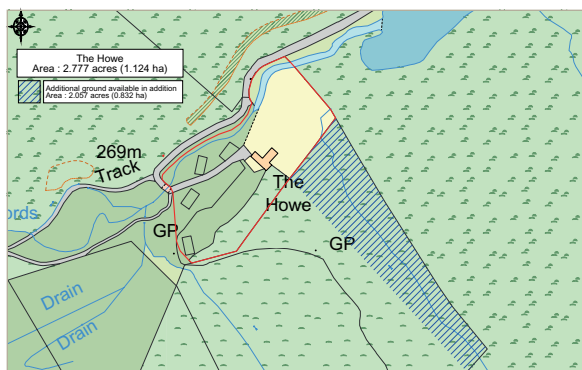
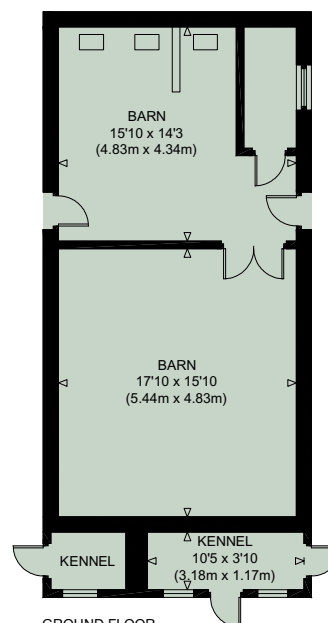
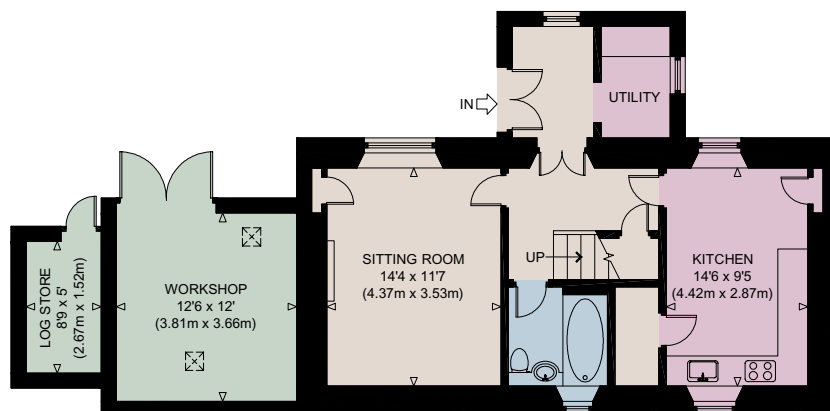
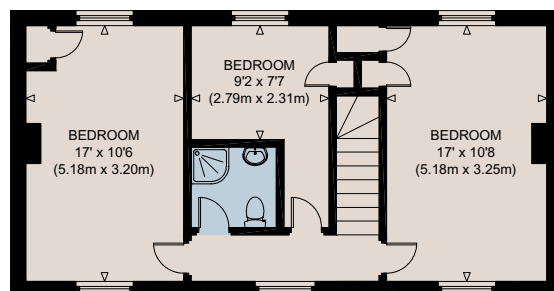
# FLOOR PLANS

Approximate gross internal floor area 1383 sq ft / 128.5 sq m  
(including log store / workshop)

External outbuilding floor area 596 sq ft / 55.4 sq m

Total combined floor area 1979 sq ft / 183.9 sq m

For identification only. Not to scale.



or informally constituted and whether referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

**OFFERS:** Offers, in Scottish legal form, must be submitted by your solicitor to the Selling Agents. It is intended to set a closing date but the seller reserves the right to negotiate a sale with a single party. All genuinely interested parties are advised to instruct their solicitor to note their interest with the Selling Agents immediately after inspection.

**DEPOSIT:** A deposit of 10% of the purchase price may be required. It will be paid within 7 days of the conclusion of Missives. The deposit will be non-returnable in the event of the Purchaser(s) failing to complete the sale for reasons not attributable to the Seller or his agents.

## VIEWING

Strictly by appointment with Savills - 0131 247 3738.

## DIRECTIONS

From Edinburgh take the A702 towards West Linton. Once past Easter Howgate, turn right at the signs for Flotterstone and the Flotterstone Inn. Continue on this road, passing the parking area and visitor's centre on the right, and entering the Pentland Hills Regional Park. Continue up the hill road passing Glencorse Reservoir on the left hand side and to the far end of Loganlea Reservoir where The Howe sits by the Logan Burn.

## IMPORTANT NOTICE

Savills, 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 here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. 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. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

16/05/18 AG

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