

Featured property – Cluny House Howgate Penicuik EH26 8PY



Offers over £525,000

The current owners of Cluny House are the first to live there as the house was only built 10 years ago.

When Alan and Michelle move out it will be with a slightly regretful glance over their shoulders as they have simply loved living there. They like the area so much that they are planning on downsizing somewhere close by, but this house has just become too big for them.

Alan explained: “The family have moved on and we simply do not need these huge public rooms and six bedrooms any more.”

When they moved from Morningside Michelle was running her own business, and she used the gallery area as an office. Originally planned as a bedroom this area has light from the double height windows you can see on the front elevation and has unsurpassable views to the Pentlands.

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Alan continued: “There are a couple of reasons why this is a great place to live. The first is that the house is in a beautiful setting convenient for Peebles, the bypass and Straiton. There is a good bus service to Penicuik too. But Howgate is a wonderful place to live. There are good restaurants here and it is a hive of social activity with the village hall being at the centre of people getting together. At Hogmanay we have our own fireworks.”

When the couple moved into the house the half acre of garden around it was just a field of nettles, but gradually they have established a lovely peaceful area to complement the house. There is an area laid to lawn, a patio and a quiet area around the summerhouse. There is also a stream on the other side of the fence at the bottom of the garden. Alan admitted : “We tried to make it as easy to manage as possible so we deliberately did not ever plant any vegetables. We will miss the space we have here, particularly if I want to watch something on TV that Michelle doesn’t – we can have two TVs on in different rooms without bothering each other!”

From the sound of things it seems that there is so much going on that they hardly get time to watch TV and with parking for around 6 cars this has been a great party house. The internal doors are mainly glazed making it easy to mingle from one room to the next.

Read more about this very individual property [here](#). Contact the selling agents to arrange a viewing.

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