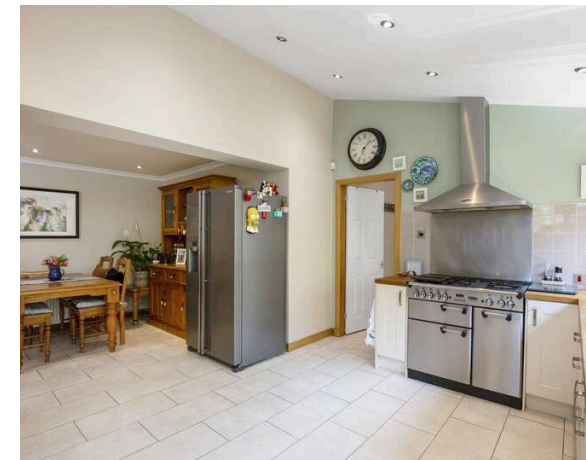




4 Pomathorn Bank, Penicuik, Midlothian, EH26 8LP

www.mcdougallmcqueen.co.uk



Very rarely available property of distinctive style set in wonderfully quiet, private cul de sac location in the lovely Midlothian town of Penicuik. Superb property providing spacious split-level accommodation, ideal for professional couples who love to entertain and those with growing families. McDougall McQueen are delighted to present to the market this five-bedroom detached house, set in a much sought-after mature development superbly located within walking distance of all local amenities. The accommodation is offered to the market in excellent condition throughout having been well maintained and improved throughout the years by its current owners. There are good sized mature private garden grounds to the front side and rear which are ideal for outside entertaining. A driveway provides off-street parking and access to a detached double garage which is fitted with and electric up and over door, light, power, and water. This lovely spacious family home and its location, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance vestibule
- Hallway with store cupboard and stairs to the upper level
- Ground floor WC
- Living room with front facing window providing stunning views
- Split level landing with walk-in storage and stairs to the upper level
- Bedroom five/office with side facing window
- Open plan family room and dining area with patio doors

- leading to a covered garden seating area
- Beautifully fitted kitchen area with a range of units providing pull out and carousel storage, solid wood worktops, dual fuel Range Master cooker with stainless steel splashback, double extractor, integrated dishwasher, and a plumbed American style fridge freezer
- Utility room with base and wall units, washing machine and tumble dryer







- Main bedroom providing wonderful views to the front, built-in wardrobes with overhead storage
- Superb en-suite shower room with double shower base with raindrop shower, wc and sink with vanity unit, and towel radiator
- Top landing with ladder loft access (part floored with light), and an airing cupboard
- Bedroom two and three with fitted wardrobes
- Bedroom four with rear facing window
- Family bathroom with underfloor heating, jacuzzi bath with raindrop shower over, body jets and shower attachment, wc and sink with fitted vanity unit
- Gas central heating and double glazing
- Mature private gardens providing a lovely quiet space for relaxation and entertaining with outside power and lighting.
- Driveway for off street parking and Detached double garage with up and over electric door, light, power, and water





Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

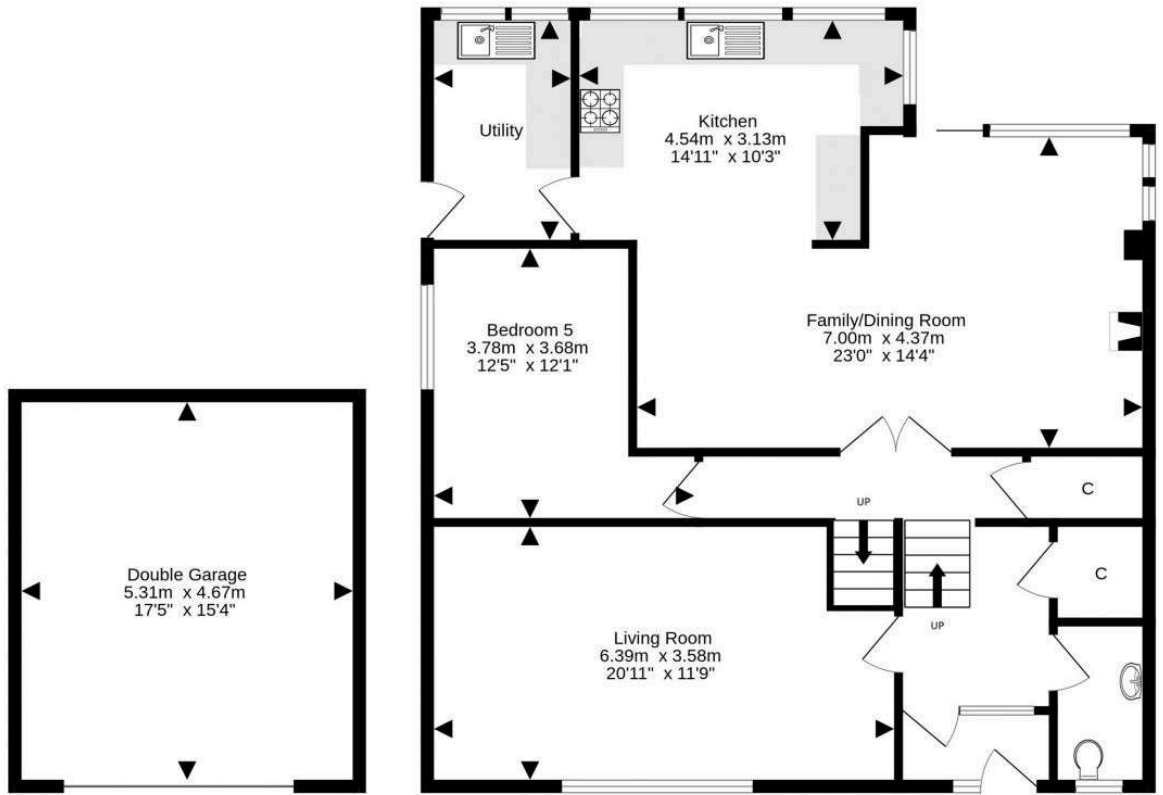
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances, and remaining free-standing white goods. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items may be made available by negotiation.

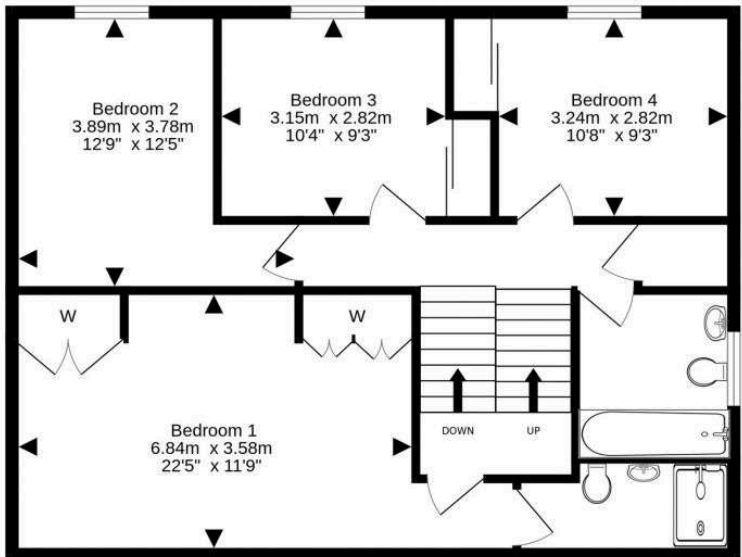
Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



Ground Floor



1st Floor



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.