



51 Saint James's View, Penicuik, Midlothian, EH26 9DY

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Beautifully spacious extended family home, set in a much sought after, established residential estate, close to Penicuik town centre. McDougall McQueen are delighted to present to the market this four-bedroom, three-public room, detached villa set in the bustling Midlothian town of Penicuik, conveniently located just a stone's throw from the town centre. The property is offered for sale in excellent condition having been well maintained and improved throughout by its current owners. It will make a superb purchase for those with a growing family and professional couples alike. A driveway provides off-street parking and access to a carport and attached garage which has both light and power. The property benefits from lovely private garden grounds to the front, side, and rear providing the ideal space for outside entertaining and relaxation. Viewing is by appointment only and should be made at your earliest convenience.

- Large entrance porch
- Hallway with under stair storage
- Ground floor WC
- Spacious L-shaped living room with front facing windows, living flame gas fire with feature fire surround
- Dining room with rear facing window
- Beautiful family room with built-in bookcase and storage, featuring French doors to the rear garden
- Modern fitted breakfasting kitchen with a range of base, wall, carousel, and pull-out larder units, breakfast bar, wine rack, worktops and splashbacks, induction hob, modern extractor, oven with plate warmer, integrated microwave with grill facility, integrated dishwasher, and full height integrated fridge
- Utility room with garden access

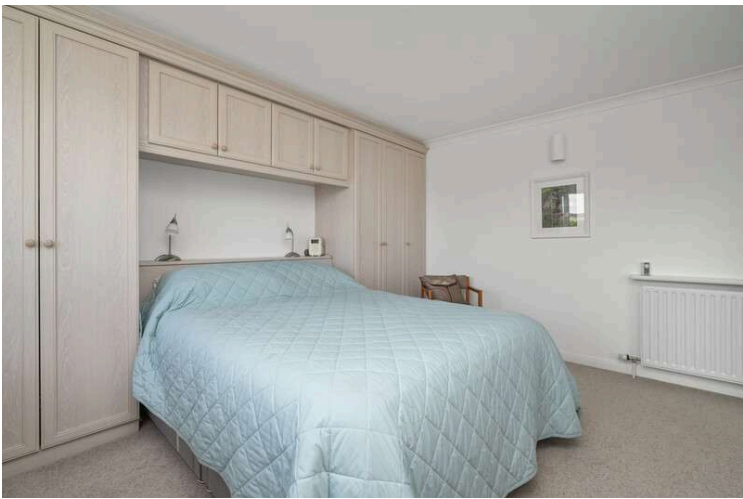






- Upper hallway with loft ladder access and airing store cupboard
- Floored and lined attic storage room with light, power, and Velux window
- Bedroom one with front facing window, fitted bedroom furniture and wardrobes
- Bedroom two with rear facing window
- Bedroom three with rear facing window
- Bedroom four with front facing window
- Stunning family shower room with walk-in shower featuring an electric shower, wc, modern sink and vanity unit, wall mount storage unit and wall mirror with touch control light
- Gas central heating and double glazing
- Driveway, car port and attached garage with light and power
- Lovely private garden grounds to the front, side and rear which are ideal for outside entertaining and relaxation





## 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 skiing 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.

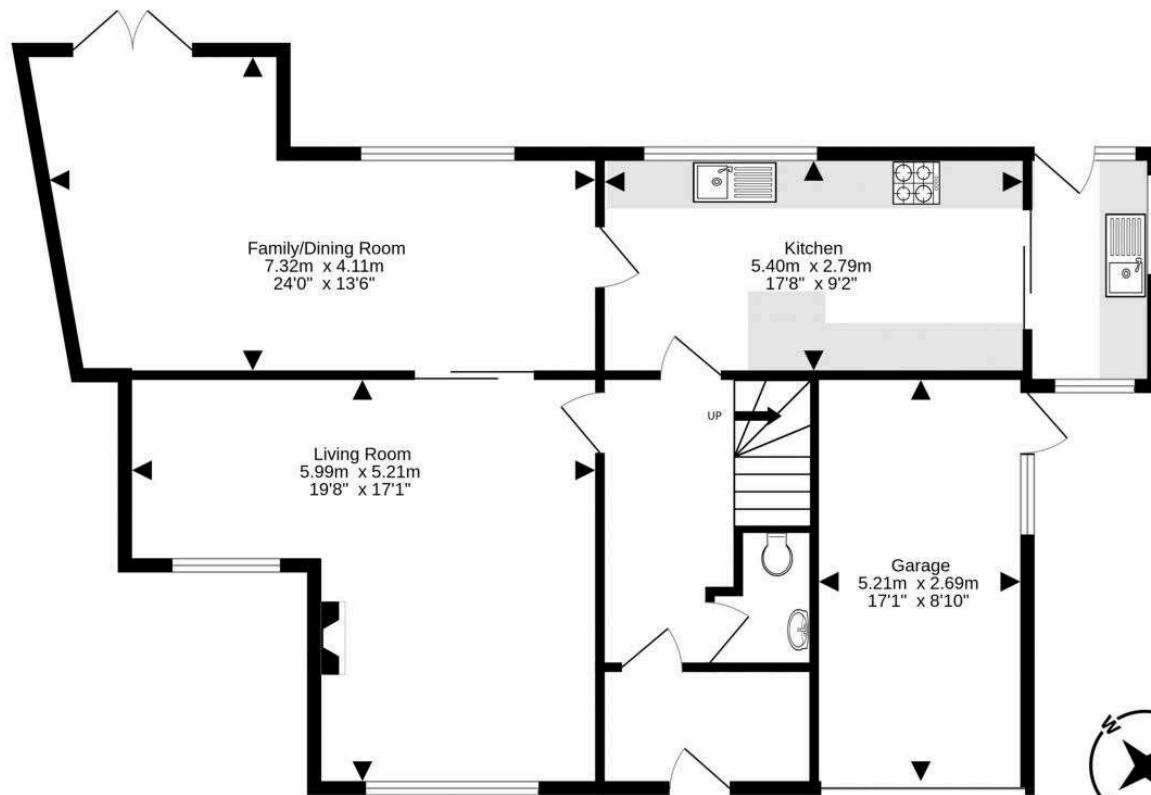
## Extras

All floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including remaining white goods may be available by negotiation.

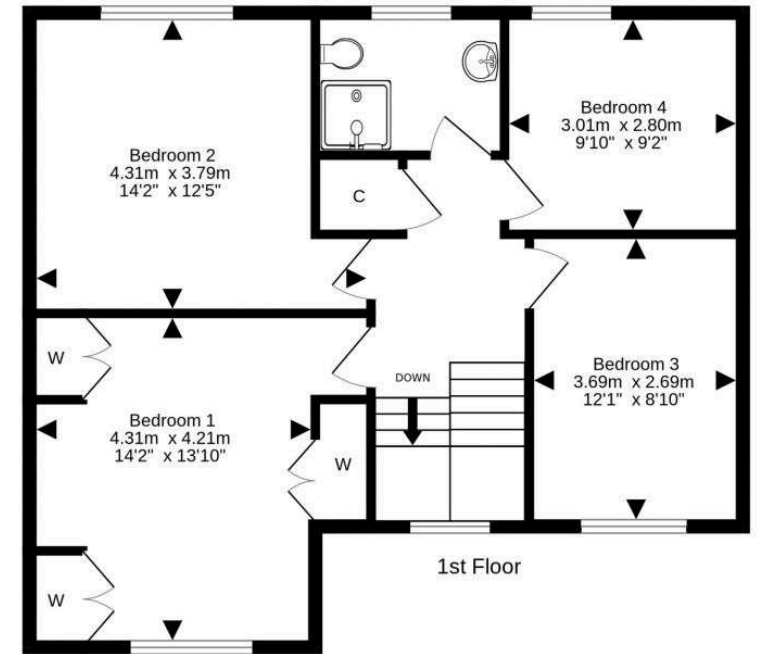
## Price & Viewing

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

## EPC Band - D



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.  
Made with Metropix ©2023