



2/2 Uttershill House, Pomathorn Road, Penicuik, EH26

www.mcdougallmcqueen.co.uk



Built to house the manager of the nearby Valleyfield Paper Mills, in the grounds of the former 16th century Uttershill Castle, this B-listed property was subdivided around the 1970s to form various accommodation of individual style and size. McDougall McQueen are delighted to offer to the market this substantial ground floor flat with full height cellar/workshop area occupying the same foot print below, providing a marvellous opportunity for further development given statutory planning and consents. Set in a wonderfully quiet, private location in the lovely Midlothian town of Penicuik, this superb property provides spacious and characterful accommodation. There are substantial mature communal garden grounds surrounding the property in addition to its own private gardens and residents parking.

- Superb sought-after rarely available residential location
- Spacious flexible family accommodation
- Entrance vestibule
- Hallway with storage
- Bedroom two with large store cupboard
- Shower room with double shower base, wc and sink with built-in vanity unit
- Main bedroom with twin windows and built-in mirrored wardrobes
- Sitting room with arched style picture window, log burning stove and feature fireplace
- Living room with twin side facing windows, store cupboards and an electric fire with fire surround
- Fitted kitchen with a range of base and wall units, gas cooker and white goods
- Dwarf wall conservatory with heating, light and power
- Incredible full height large cellar/utility and workshop area fitted with light power and water (suitable for potential development given planning band consents)
- Gas central heating, double glazing, and CCTV
- Mature private gardens providing a lovely quiet space for relaxation and entertaining
- Large communal garden grounds and residents parking area
- Brick built outhouse and sheds



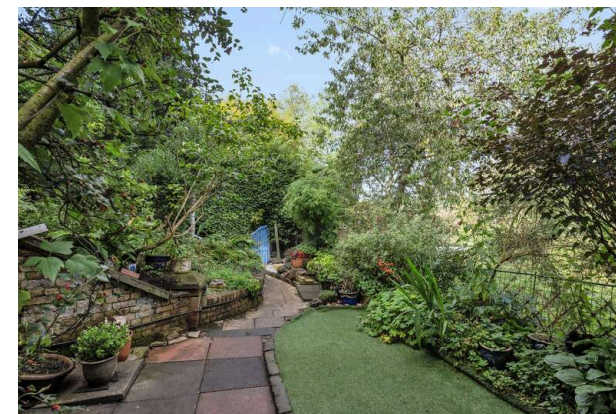
Location

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, gas cooker and remaining 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 and are subject to offer.

EPC Band - D



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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.

