

COULTERS®

WOODSBANK, 13 THE SQUARE

PENICUIK, MIDLOTHIAN, EH26 8LH

 5 BED  1 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Dating back to circa 1890, Woodsbank is an impressive detached property, peacefully situated at the end of a quaint lane. This elegant Victorian home has been renovated to an excellent standard, combining modern upgrades suited to family living without comprising on the character and exceptional period features which include: sanded original timber flooring, fireplaces, working shutters, sash and case windows and ornate cornicing.

KEY FEATURES



Detached Victorian villa



Versatile layout with up to 5 bedrooms



Wraparound private gardens



Garage, driveway and EV charge point



Lovely country walks nearby



Close to High Street shops and restaurants





On the ground level, there are two superb reception rooms each offering a unique setting for both relaxing or entertaining. The living room is a spacious yet cosy space with the benefit of beautiful bay window and wood burner. To the rear of the property, there is a bright dining room with tiled floor, built-in storage with window seat, and a barn style door offering direct access to the garden. The stunning, modern kitchen features handleless units and integrated appliances along with a breakfast bar. A large utility and separate pantry are conveniently positioned just off the kitchen. There are two large double bedrooms on the ground floor, one of which is currently used as a playroom and there is also a WC.





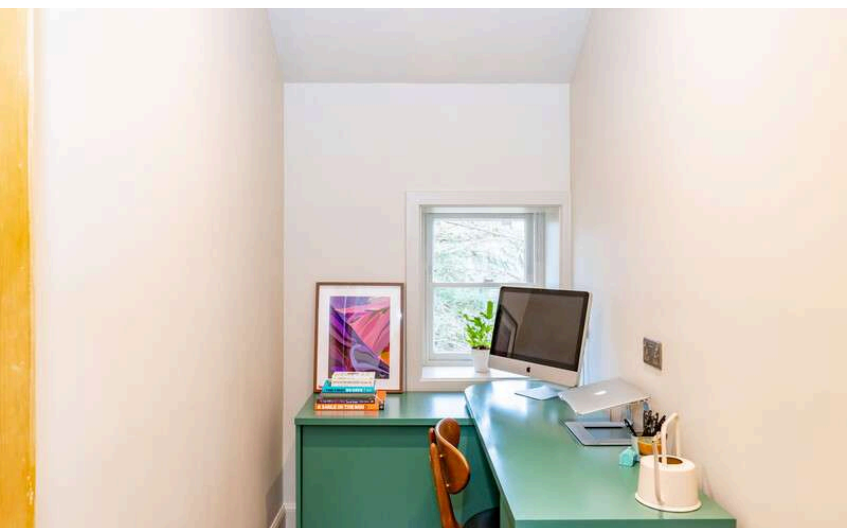
MORE INFORMATION

Upstairs, there are three charming double bedrooms with the principal bedroom having the luxury of two walk-in-wardrobes. There is a lavish, recently completed, family bathroom with a classic design encompassing decorative paneling, traditional chrome fittings, a roll-top bath and beautifully tiled walk-in shower. A fantastic home office with views over the garden completes the accommodation. A large attic space is accessible from the landing and provides excellent storage.



Externally, there are fully enclosed, wraparound gardens which comprise a well-maintained lawn, mature trees, children's treehouse and large south facing terrace, perfect for BBQs and entertaining. There is a private gated driveway, single garage and EV charge point.

Gas central heating is operated by a modern boiler and recently replaced column radiators, and windows are a mix of a single glazed sash and case windows and double glazing.





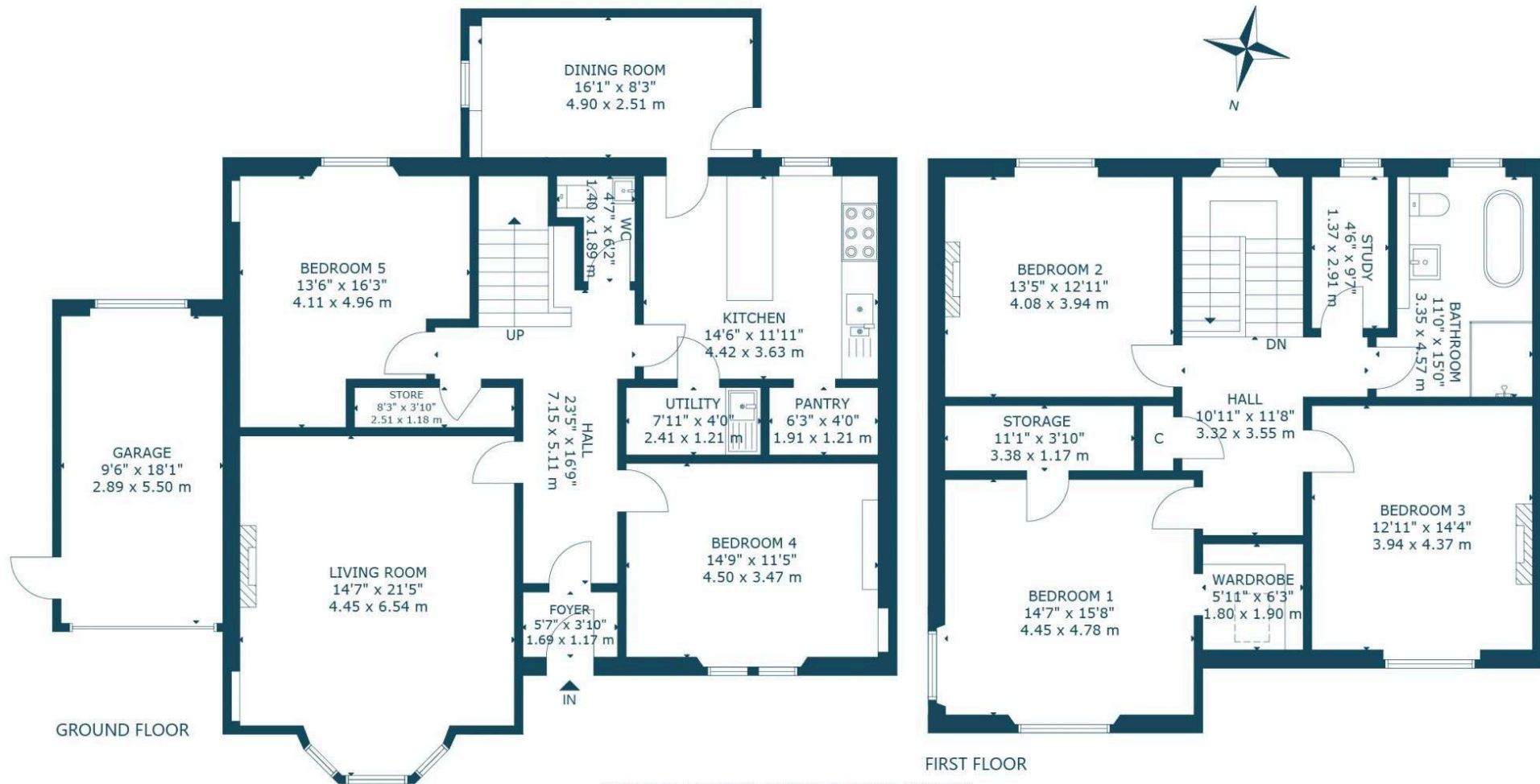


THE LOCAL AREA

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with easy access to amenities. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

EXTRAS

The blinds, curtains, fitted floor coverings, some light fittings (living room, dining room & bedroom 1 light fittings are NOT included), cooker, fridge freezer and dishwasher are included in the sale. Other items may be available via separate negotiation.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,328 SQ FT / 219 SQ M
 GARAGE 171 SQ FT / 16 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.