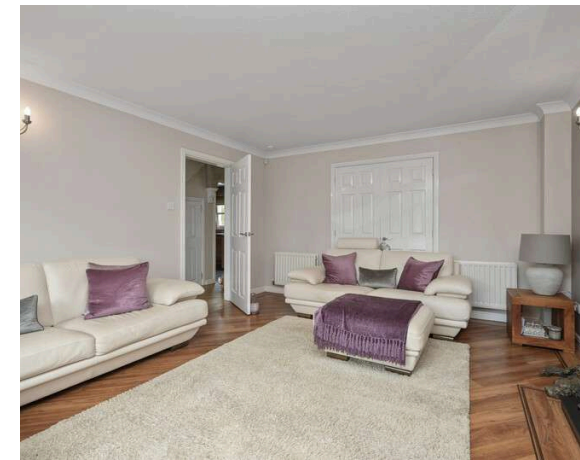




28 Lower Valleyfield View, Penicuik, EH26 8NT

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

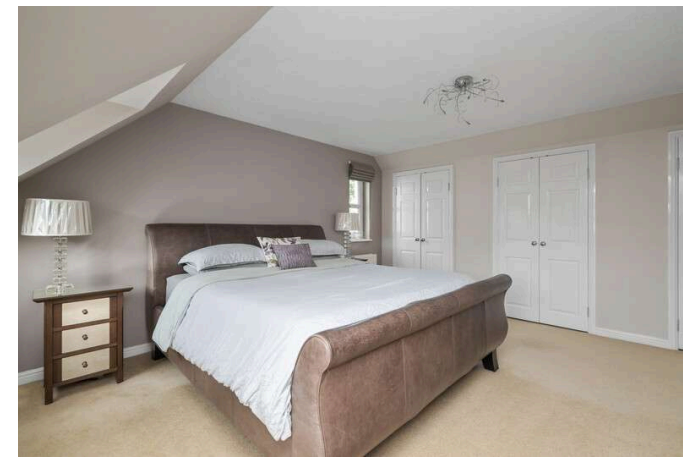


Rarely available McDougall McQueen are delighted to present to the market this substantial four bedroom executive detached villa offering well-proportioned accommodation over two floors along with a double garage, gated driveway and gardens to the front with an impressive enclosed south facing rear garden nestled along the scenic River North Esk, laid to lawn, patio areas with porcelain tiles, composite decked area, secure side gate. The property is quietly located in an exclusive development in the popular town of Penicuik close to many local amenities. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with understairs cupboard with Amtico flooring throughout the ground floor with the exception of the reception room
- Reception room, front facing
- Impressive living room front facing complimented by a bay style window, feature fireplace with gas fire inset, French doors open to the dining room
- Dining room pleasantly looking on to the rear garden with direct access to the patio area
- Good sized breakfasting kitchen equipped with a range of wall and base units along with integrated appliances
- Utility room, door accesses the double garage
- Cloaks comprising WC, wash hand basin, vanity storage and ladder radiator
- Staircase to upper landing with linen cupboard and hatch to floored attic accessed by a pull down ladder







- Executive master bedroom dual aspect with three sets of built in wardrobes, en-suite shower room with double unit.
- Guest room front facing with two sets of built in wardrobe storage, en-suite shower room.
- Rear facing double bedroom with built in wardrobe storage.
- Front facing double bedroom with built in wardrobe storage.
- Family bathroom comprising WC, wash hand basin with vanity storage "D" shaped bath, ladder radiator.
- Gas central heating double glazed throughout, cavity wall insulation approx. 2018.
- Double garage with electric door.
- Gated driveway and private gardens to the front.
- Impressive private rear garden, pleasantly south facing nestled along the scenic River North Esk.
- Factored by First Port.





## Location

Penicuik is a much-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

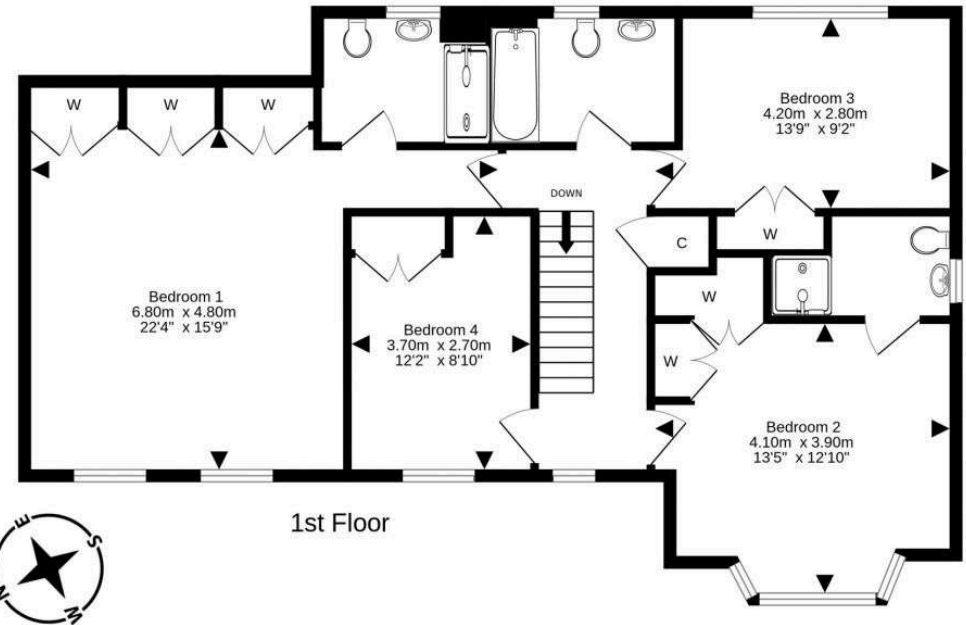
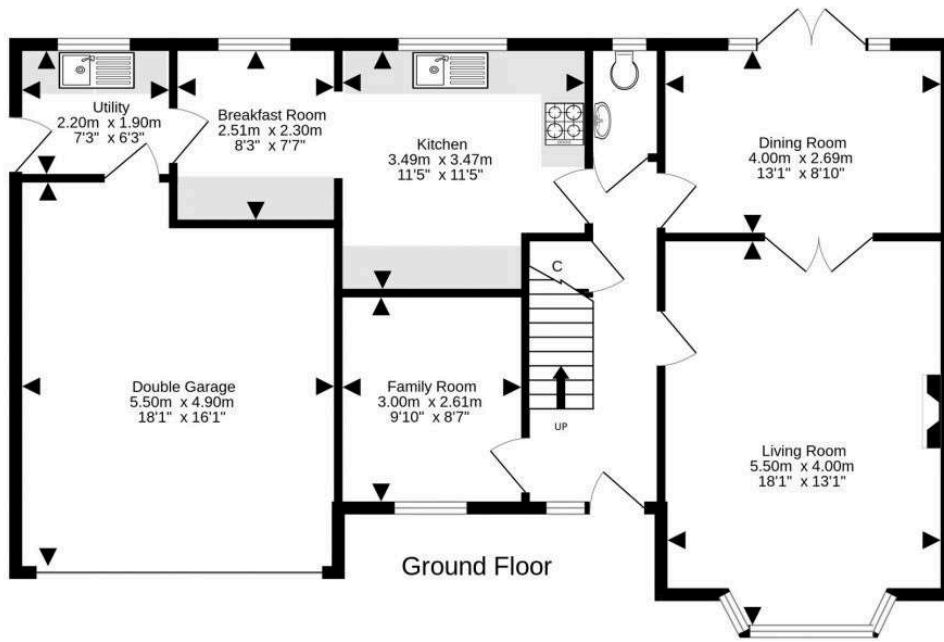
## Extras

All floor coverings, light fittings, blinds, curtains, integrated dishwasher and fridge/freezer.

## Price & Viewing

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

## EPC Band - C



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.

