



1 Valley Field View, Penicuik, EH26 8NA

www.mcdougallmcqueen.co.uk

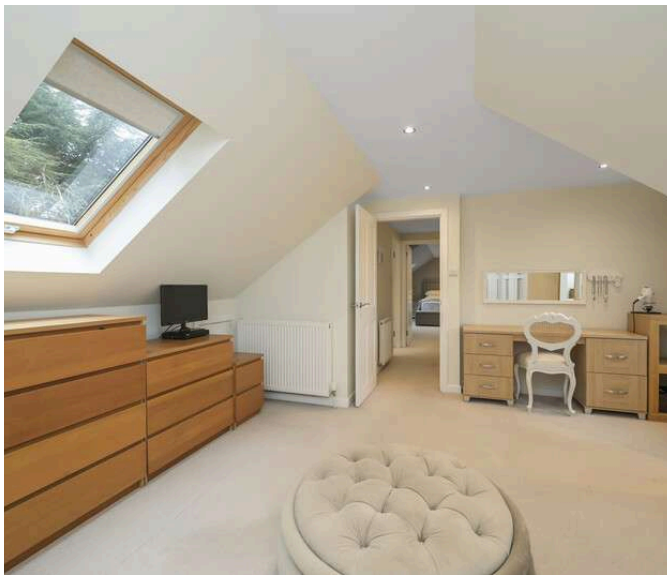


Nestled quietly away in an exclusive development is a rare opportunity to acquire this one of a kind extended and completely refurbished bungalow. With attention to detail and high quality finishes throughout this property is genuinely walk in condition. On the lower level: welcoming vestibule entrance with a stunning wooden floor which continues to the rest of the ground level; spacious front facing lounge with an attractive private outlook; well proportioned modern kitchen with dining area and useful utility room with door to the rear; also giving access to the rear are patio doors to the decking and pleasant views towards Uttershill Castle. We have a modern family bathroom on this level along with bedrooms 3 and 4 the dining room which can be used bedroom 5 if needed. Attractive staircase with glazed balustrade panels giving access to the upper level.

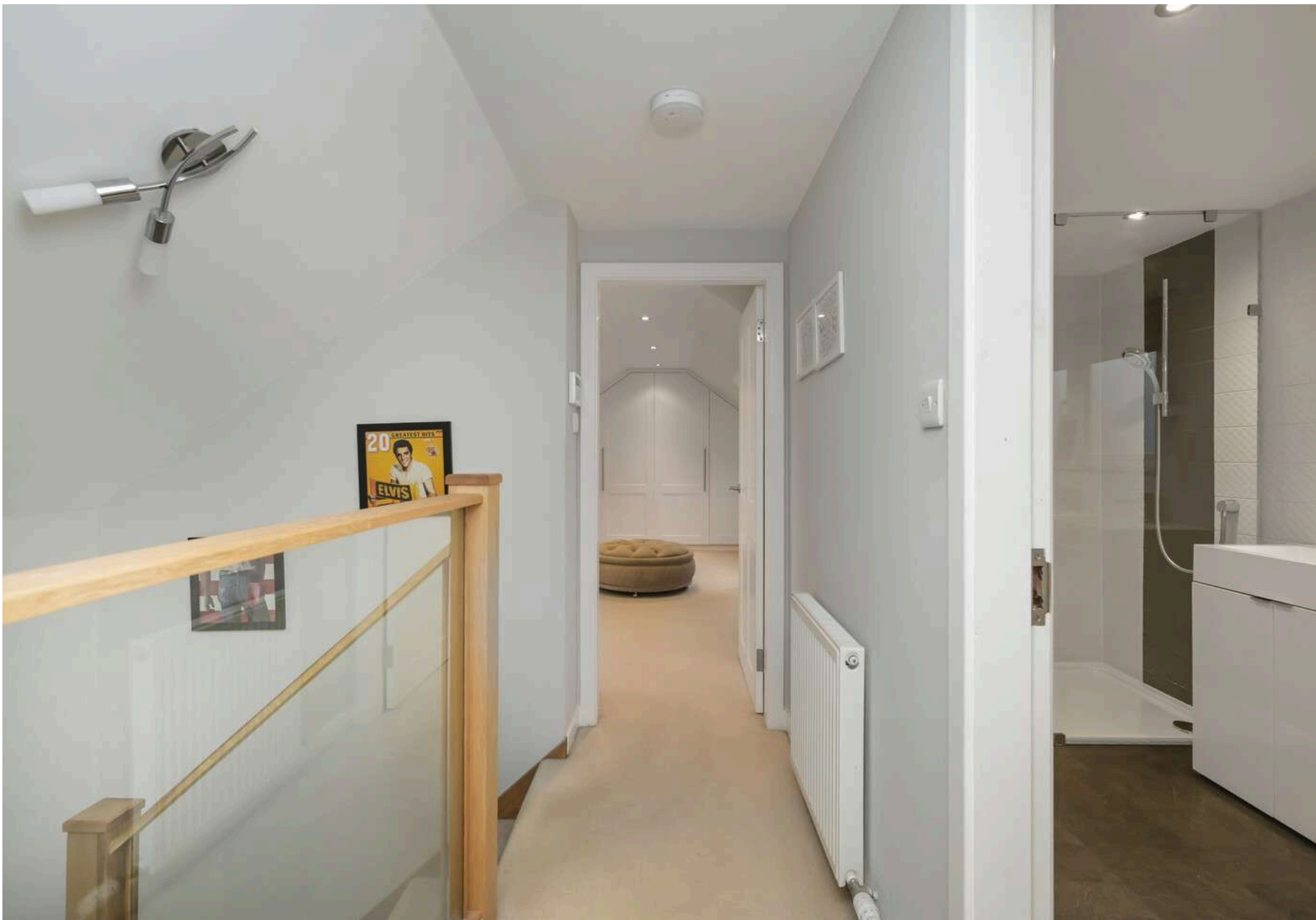
- Deceptively spacious extended and upgraded bungalow and high specification
- Surrounded by lovely garden space and beautiful open views to the rear, private covered car port
- Gas central heating, double glazing
- Lounge, separate dining room/ bedroom 5
- Spacious Kitchen/dining area, utility room
- 2 luxury family bathrooms







On the upper level are two stunning and spacious bedrooms with velux and dormer windows giving excellent natural light and in bedroom 2 there is an enviable amount of built in storage. The upper level has a neutral carpet throughout and as in keeping with the rest of the property, tastefully decorated. There is a luxury bathroom with twin wash hand basins set within vanity units, integrated speakers, spacious walk in shower and bath with tv screen and hand held shower. The property benefits from gas central heating, double glazing and is surrounded by a lovely garden area and with decking to the rear giving an ideal area for alfresco relaxing and dining taking in the stunning surroundings. Associated with the property is a covered car port.





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.

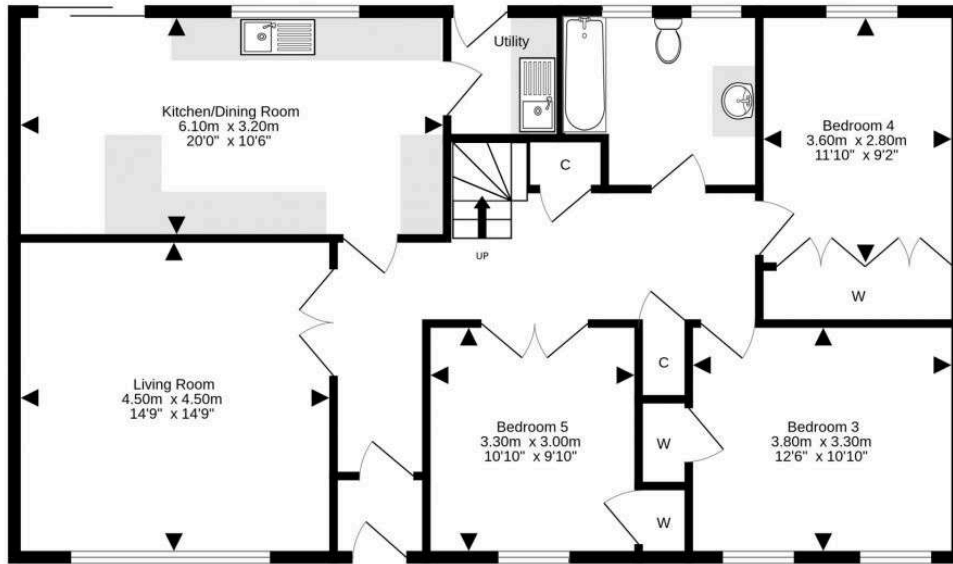
Extras

Included in the sale are all window coverings and light fittings.

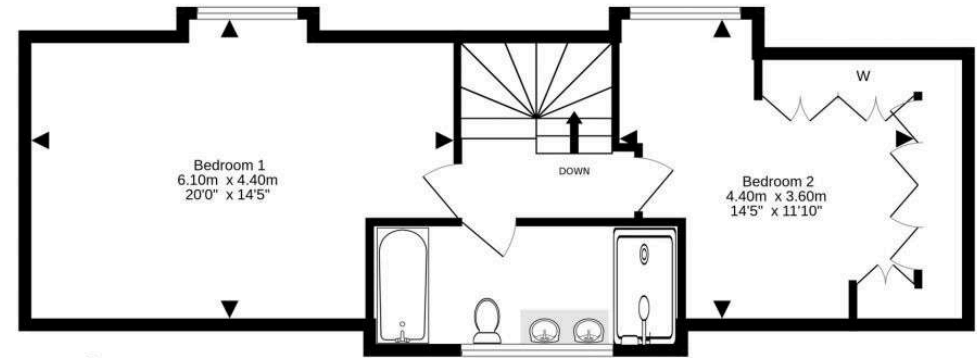
Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

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.
Made with Metropix ©2024

Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

