





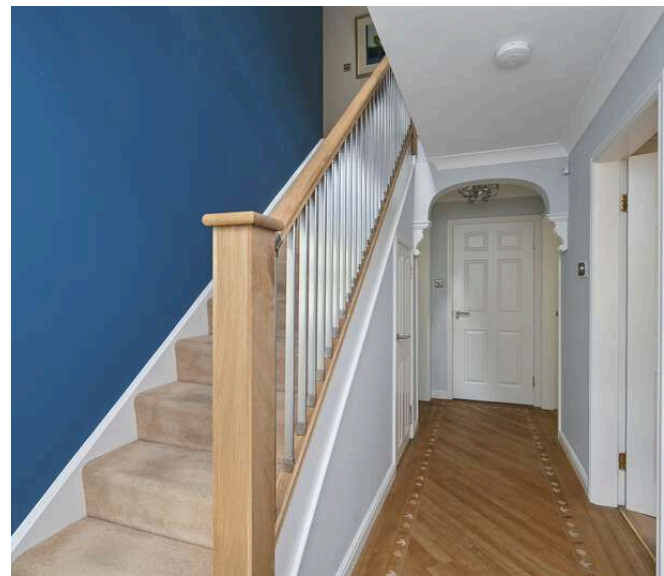
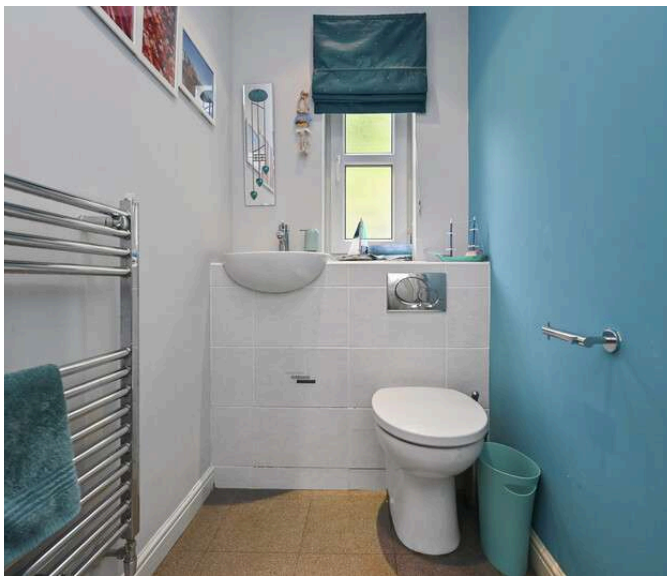
Welcome to 26 Lower Valleyfield View, an exceptional rarely available detached executive villa, quietly positioned at the very end of the cul de sac in this highly desirable and exclusive development. McDougall McQueen are delighted to present to the market this substantial four-bedroom detached villa offering well-proportioned accommodation over two floors, with double garage, four car driveway and secluded private garden grounds to the front, side, and rear, nestled alongside the scenic countryside of the River North Esk. Although quietly located within this exclusive development the property is close to and within walking distance of Penicuik town centre and all its amenities in the popular town of Penicuik. Presented to the market in excellent order throughout and benefiting from recent upgrading and replacement of new kitchen, en-suites, and bathroom, we would recommend an early viewing to avoid disappointment.

- Reception hallway with handy understairs store cupboard
- Amtico flooring to the kitchen, utility, hall, WC and bathrooms
- Family room/bedroom five
- Impressive living room with bay style window, gorgeous feature fireplace with living flame gas fire, and French doors which open to the dining room
- Dining room with French doors providing direct access to the lovely rear gardens
- Superbly sized, newly fitted breakfasting kitchen equipped with a range of grey gloss handleless base and larder units

- complimented with Silestone Starburst worktops, inset sink with waste disposal unit and instant hot water tap, induction hob, designer extractor, combi steam oven, combi microwave oven with plate warmer, integrated fridge freezer and dishwasher
- Dining/breakfasting area with window to the rear
- Utility room, side garden access, and door to the double garage
- Ground floor cloaks with WC, wash hand basin, and towel radiator
- Chrome balustrade and staircase to upper galleried landing, with linen cupboard and hatch to floored attic with light

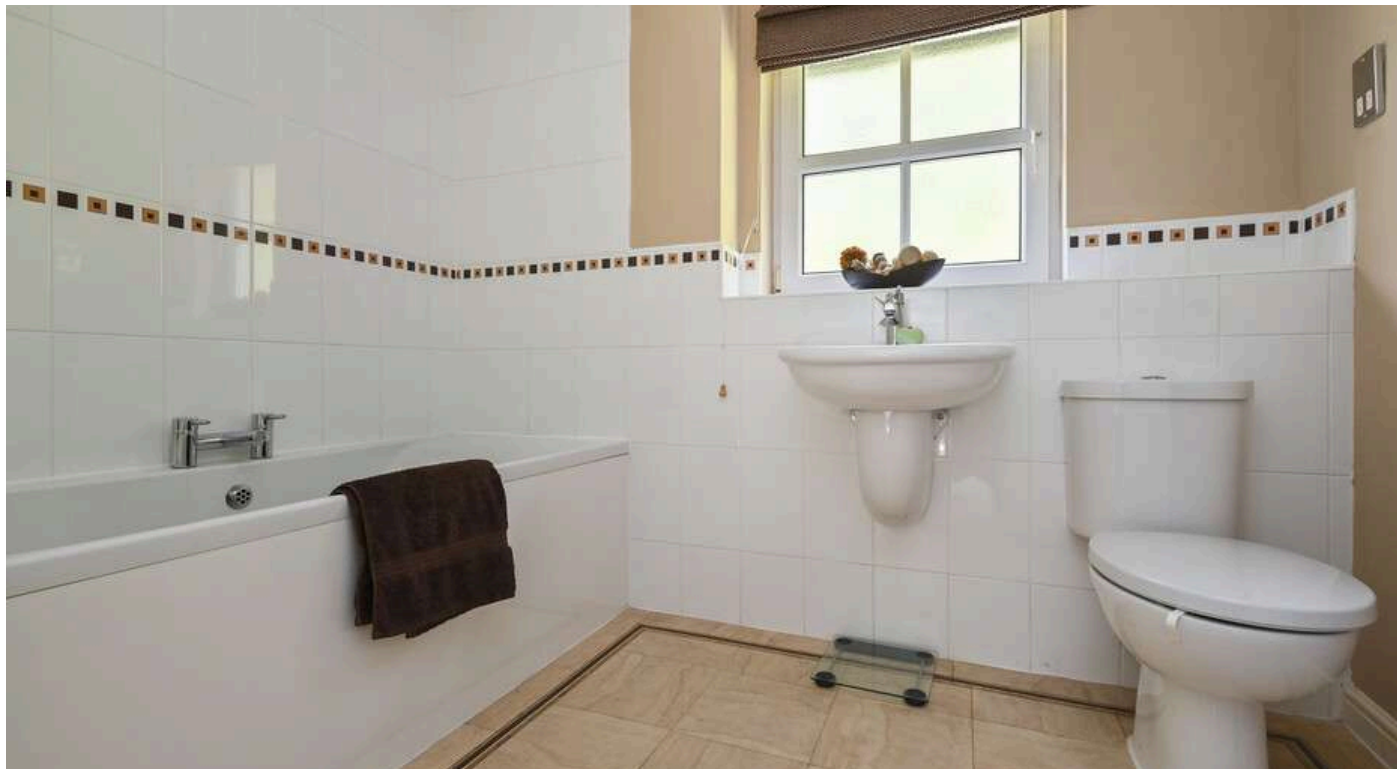
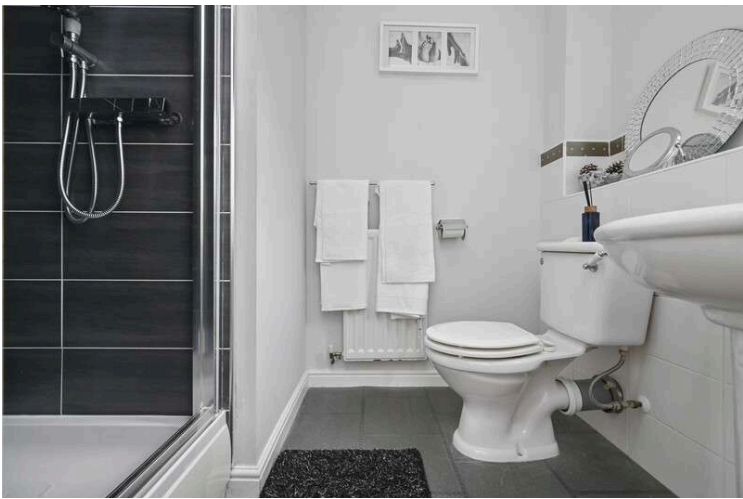






- Stunning executive master bedroom, dual aspect windows, bespoke fitted wardrobes and matching bedroom furniture
- Stunning newly fitted en-suite shower room with full size shower, digital Mira raindrop shower and attachment, bowl sink with standalone tap, wc with motion sensitive flush, wall mount vanity unit with light and designer radiator
- Guest room with bay window and twin built-in wardrobes
- Guest en-suite shower room
- Rear facing double bedroom with built in wardrobes
- Front facing double bedroom with built in wardrobes
- Family bathroom comprising WC, wash hand basin and double ended bath with mid-mount taps, and towel radiator
- Gas central heating, double glazing, alarm system and EV charger
- Double garage with electric doors
- Impressive private garden grounds featuring a summerhouse with light and power and shed





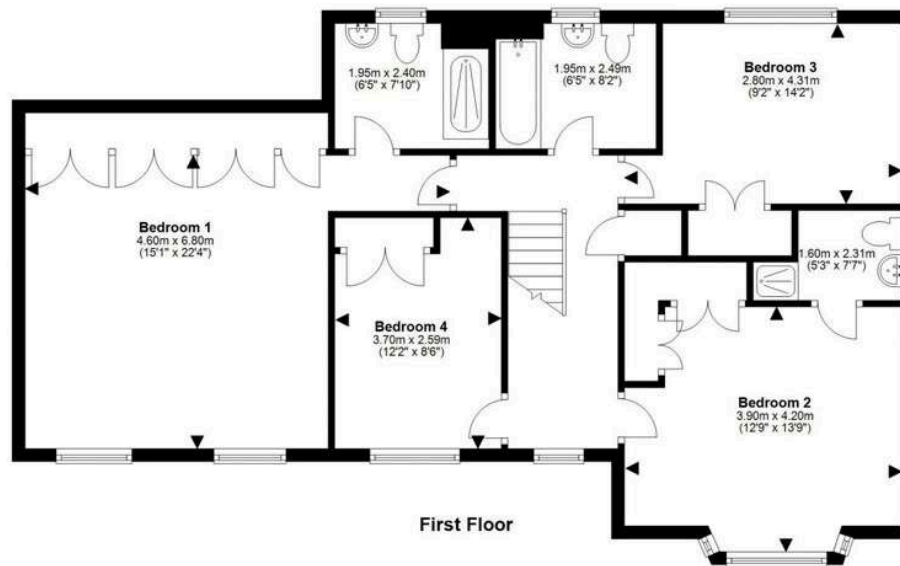
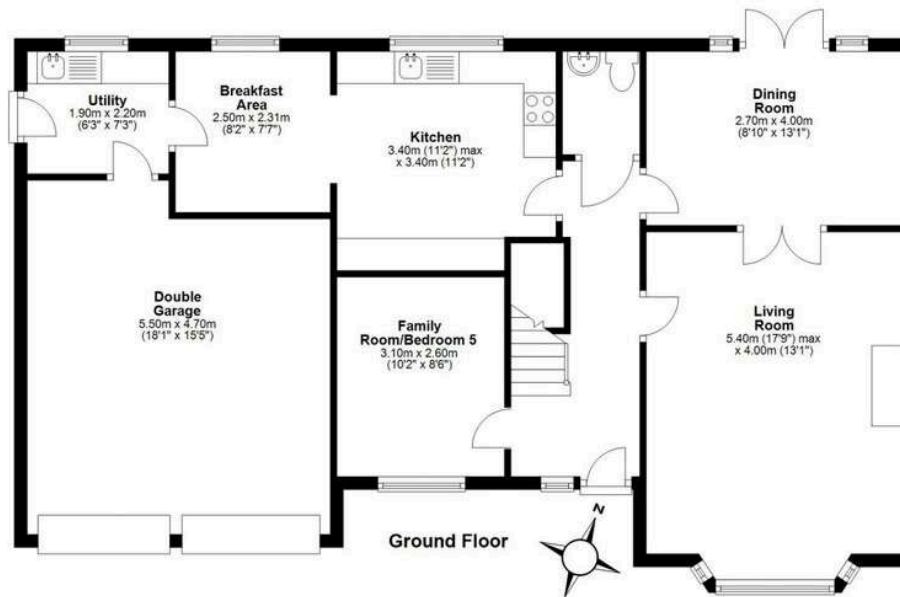
Location

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

Included in the sale are: Floor coverings, light fittings, blinds, curtains, all integrated appliances, washing machine, freestanding freezer, wine fridge, summerhouse and the garden shed. All movable items, integrated appliances or free-standing white goods are not warranted and are sold as seen. Other items including the new TV in the living area and additional items of furniture are available by negotiation and are subject to offer.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report
 This plan is for illustrative purposes only and should be used as such by a prospective buyer

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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.

