

# 15 Waulkmill Drive Penicuik, EH26 8LA

OFFERS OVER £385,000



drummondmiller





- Impressive 4-Bedroom Detached Family Home with Garage & Private Garden
- Bright and spacious living room with access to a separate dining room
- Four generous double bedrooms, two with en-suite shower rooms
- Modern fitted kitchen with ample workspace and storage
- Stylish main family bathroom and additional downstairs WC
- Ample storage space throughout the property
- Private mature garden, perfect for outdoor relaxation
- Integral garage and driveway providing off-street parking

### Description

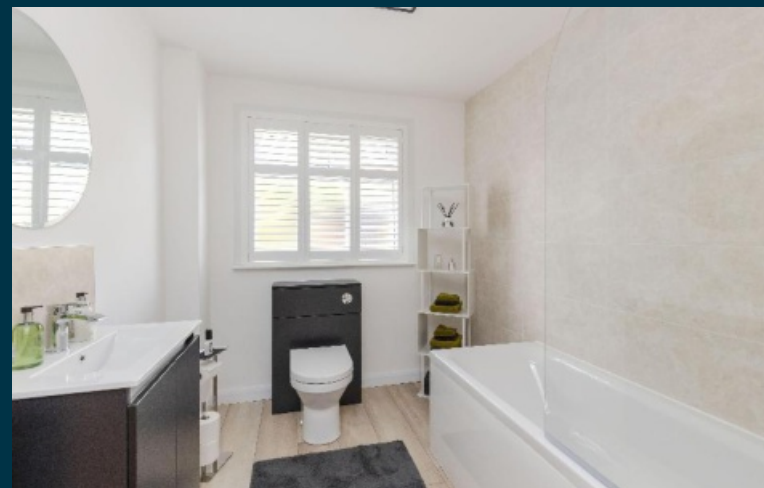
Located in a sought-after area of Penicuik, this well-proportioned 4-bedroom detached home offers flexible and spacious accommodation, ideal for growing families.

The ground floor features three generous bedrooms, one of which benefits from its own en-suite shower room, along with a handy downstairs WC. Upstairs, you'll find a bright and spacious living room that leads through to a separate dining room—perfect for entertaining or family meals. The fitted kitchen is positioned separately, offering ample storage and workspace.

The upper level also includes the impressive master bedroom, complete with a modern en-suite, as well as a stylish main family bathroom.

The property further benefits from ample storage space throughout, making it as practical as it is welcoming. Externally, it enjoys a mature private garden providing a peaceful outdoor retreat, along with an integral garage and driveway offering off-street parking.

This attractive and versatile home is ideally suited to family living and is located close to local amenities, schooling, and transport links. Early viewing is highly recommended.







### Location

Penicuik is a popular Midlothian town situated approximately 10 miles south of Edinburgh, offering a great balance of semi-rural living with excellent connectivity to the capital. The town provides a wide range of local amenities including supermarkets, independent shops, cafes, and leisure facilities. Families are well catered for with several well-regarded primary and secondary schools in the area.

Outdoor enthusiasts will enjoy easy access to nearby green spaces such as the Pentland Hills Regional Park and a variety of scenic walking and cycling routes. Regular bus services and good road links make commuting to Edinburgh and surrounding areas straightforward and convenient.

### Garden and Parking

The home is complemented by private front and rear gardens, perfect for outdoor relaxation and entertaining. The property also benefits from a private driveway and garage.

### Extras

The sale price includes all carpets, curtains, floor coverings and white goods.

### Home Report

The property has been valued at £390,000 and the Home Report is available on the ESPC listing.

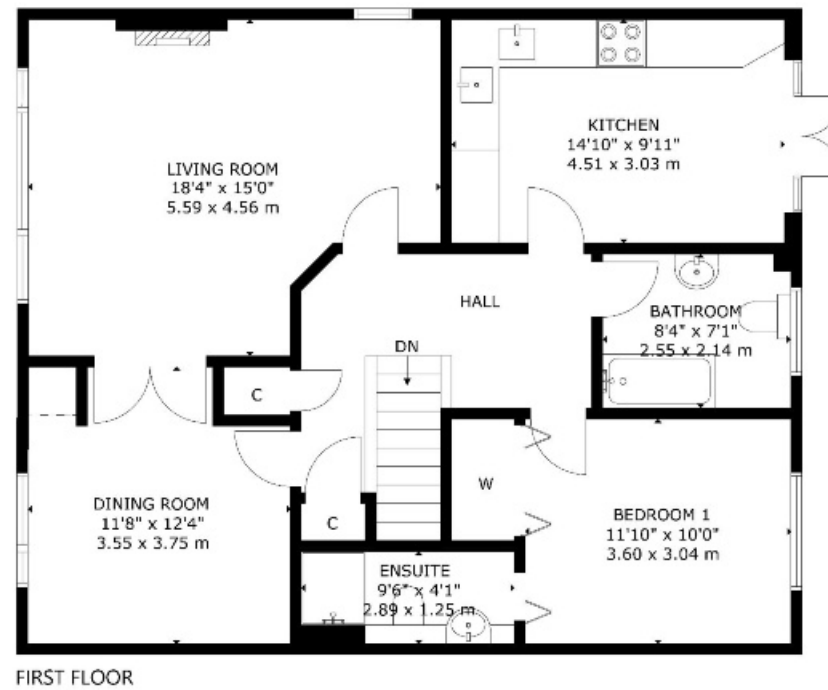
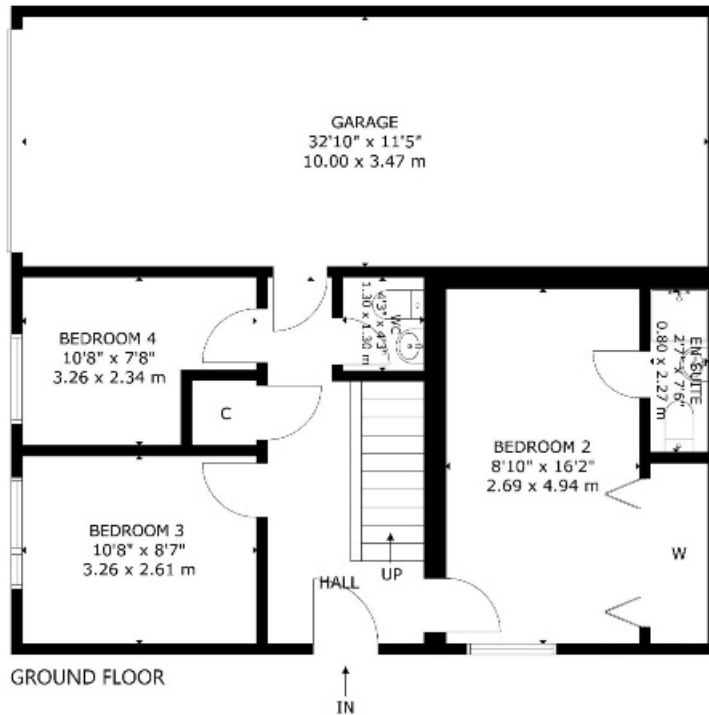
### Council Tax

It lies in Council Tax Band F and the EPC rating is D.

### Viewing

To view telephone Agent 0131 229 3399.





15 WAULKMILL DRIVE, PENICUIK EH26 8LA  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,466 SQ FT / 136 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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