

FIXED PRICE £394,000

15 Waulkmill Drive
Penicuik, EH26 8LA

drummond**miller**
Solicitors & Estate Agents

- 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
- EPC D

Description

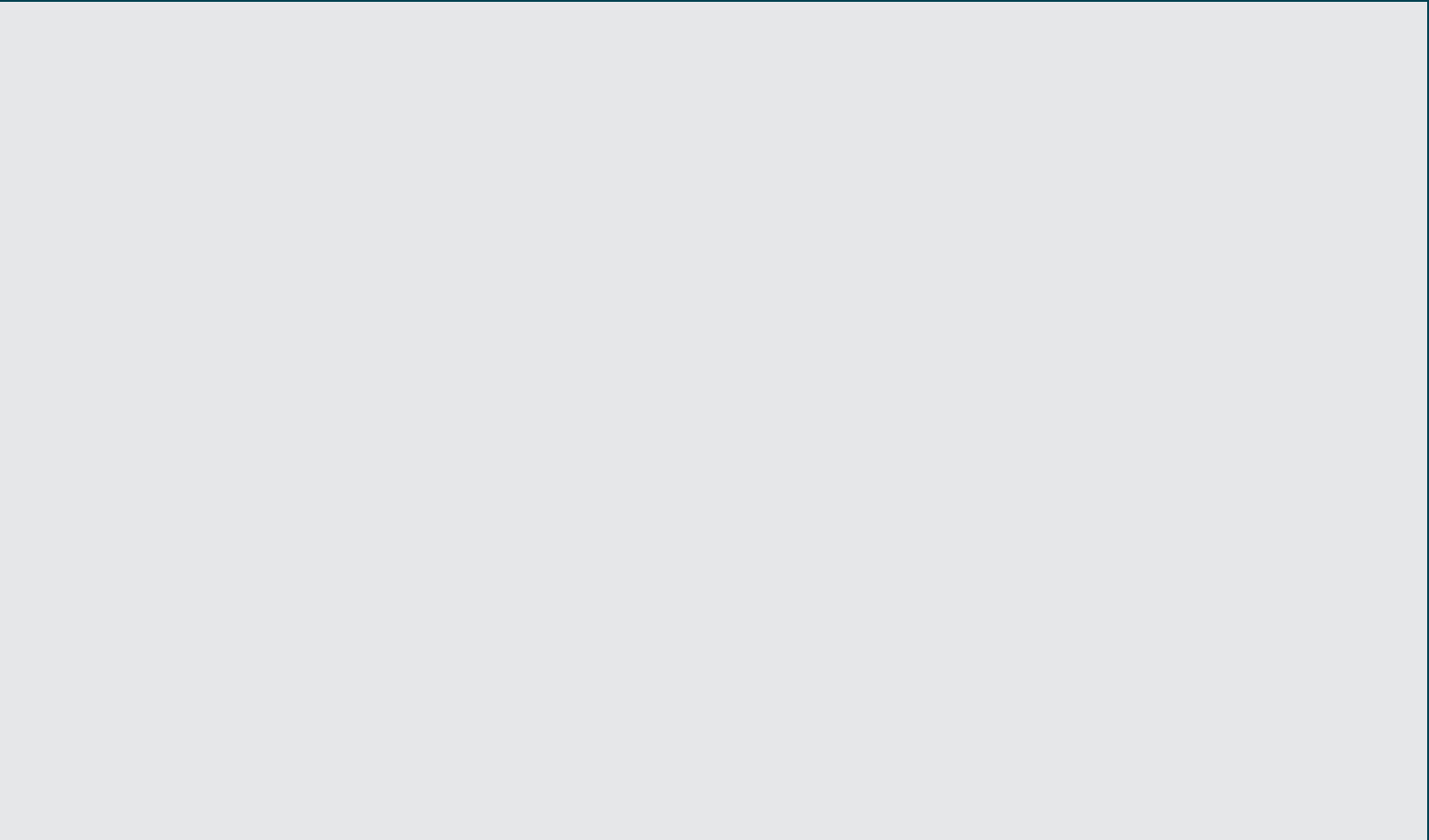
Located in a sought-after area of Penicuik, this well-proportioned 4-bedroom detached home offers flexible and spacious accommodation, ideal for growing families.

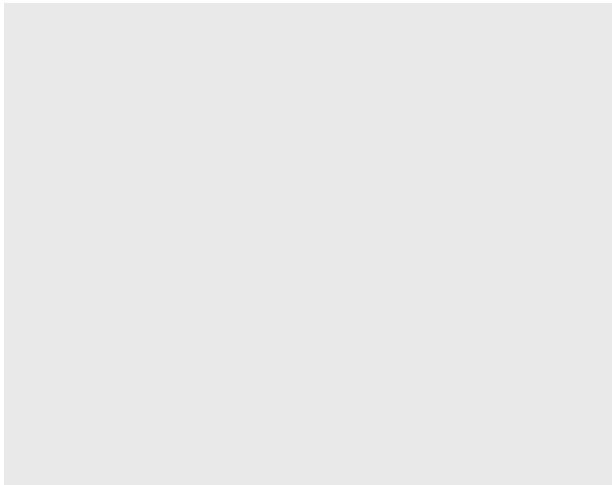
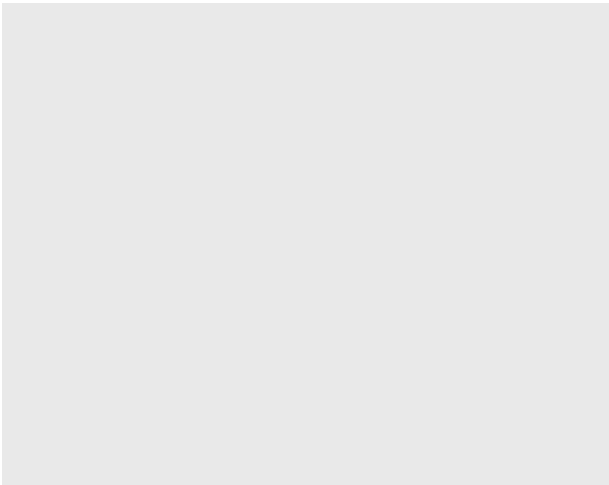
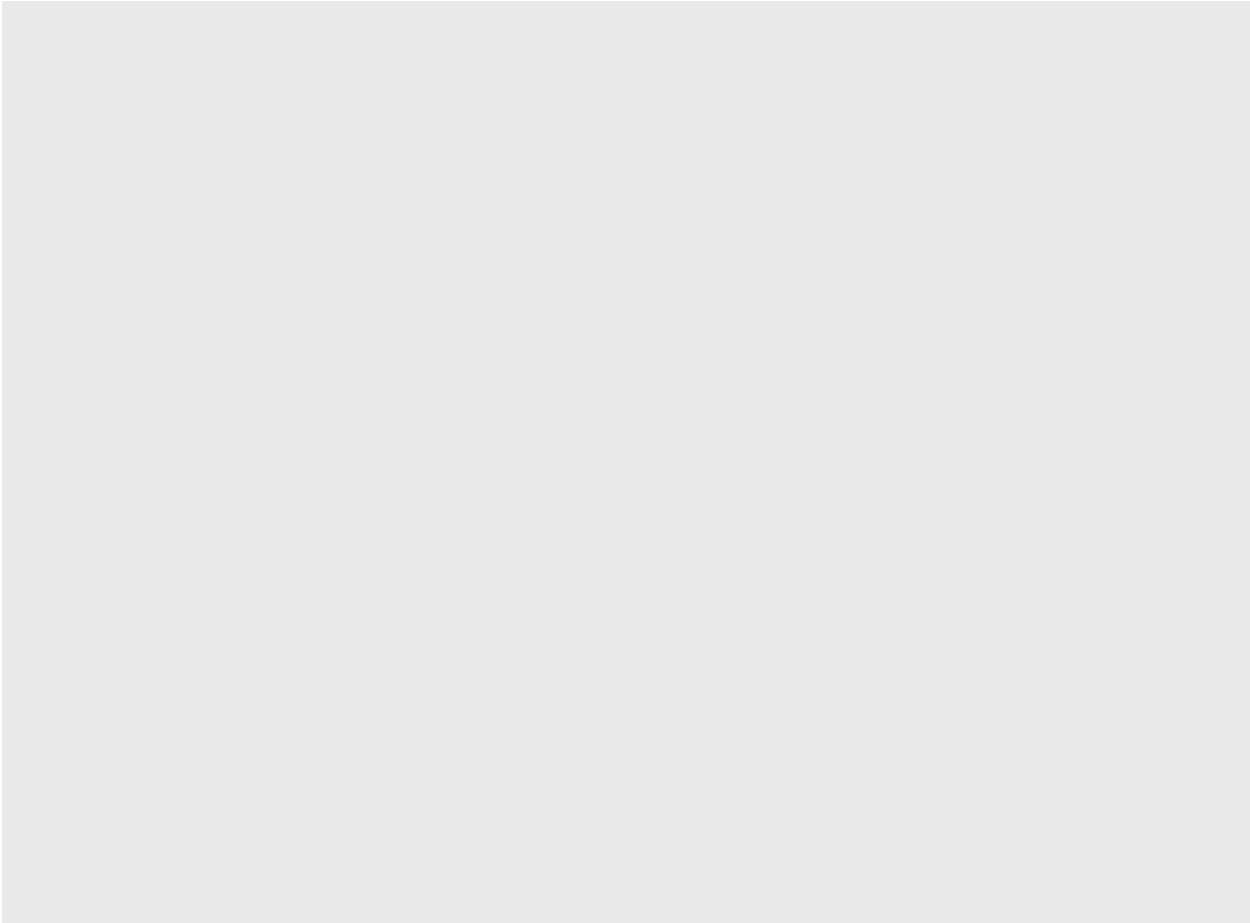
The ground floor features three generous bedrooms, one of which benefits from its own en-suite shower room, along with a handy downstairs WC. Upstairs, you'll find a bright and spacious living room that leads through to a separate dining room—perfect for entertaining or family meals. The fitted kitchen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

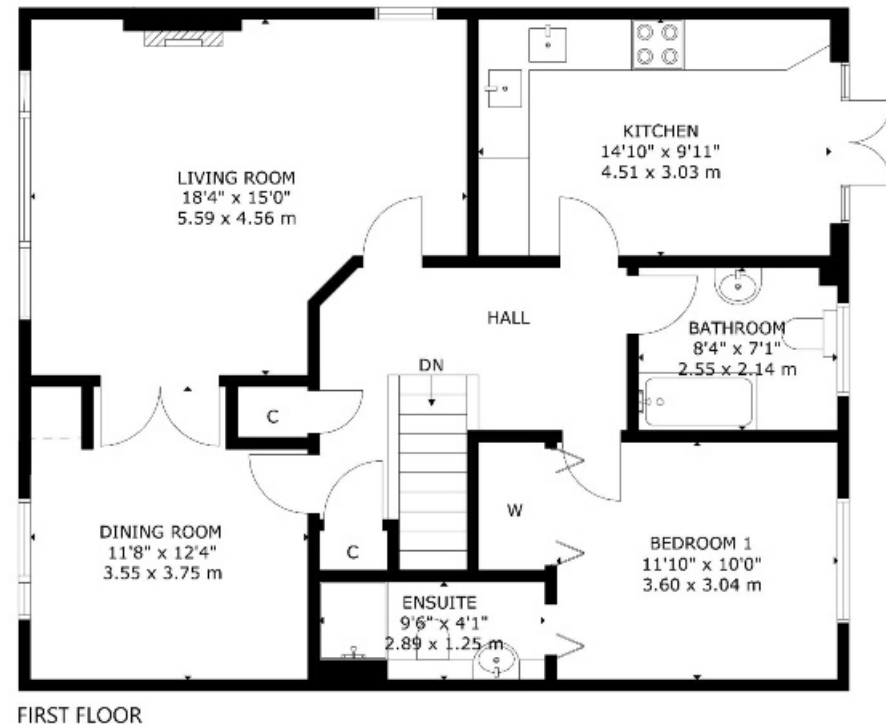
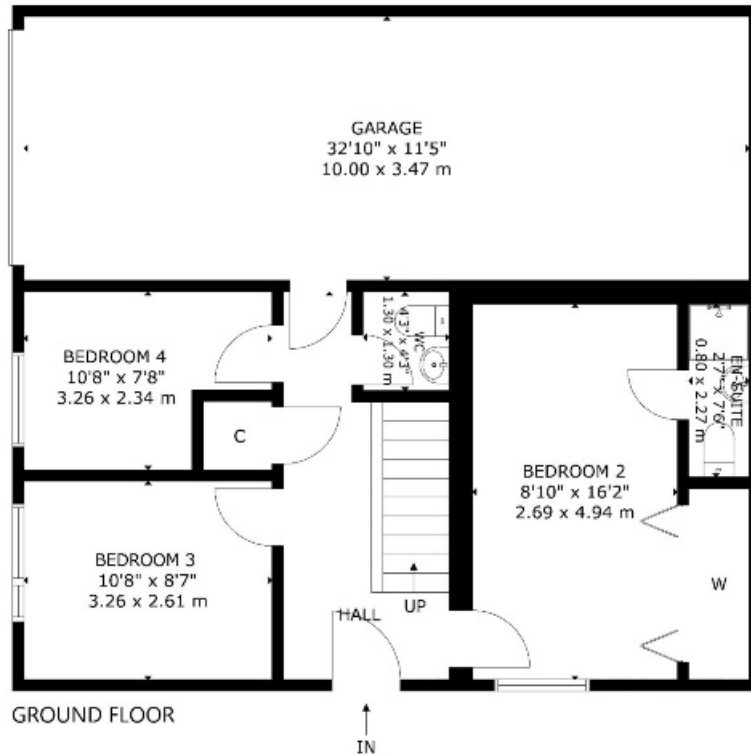
The property has been valued at £390,000 and the Home Report is available on the ESPC listing.

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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