



6 Kirkhill Way, Penicuik, Midlothian, EH26 8HH

Generously sized five bedroom detached family home with garden, driveway and double garage

URQUHARTS
EDINBURGH



DESCRIPTION

6 Kirkhill Way is a generously sized and rarely available five bedroom detached villa, forming part of a quiet cul-de-sac with garden, driveway, double garage and stunning views towards the Pentland Hills. Situated in the popular Midlothian town of Penicuik, the location is superb with excellent local amenities within walking distance and is a convenient commuting distance to Edinburgh city centre and further afield.

Entrance vestibule and welcoming hallway; spacious living room with multi-fuel stove and sliding doors to the rear garden; dining room leading through to the garden room; fitted breakfasting kitchen with wall and base units, integrated appliances and utility room with access to the garage; study/home office; and a downstairs WC. On the upper level, there are five good-sized double bedrooms, the master bedroom with en-suite shower room and built in double wardrobes; and a family bathroom with four-piece suite including separate shower and bath.

ACCOMMODATION

Entrance vestibule & Hall. Living room. Dining room. Kitchen & Utility room. Garden room. Five double bedrooms (one en-suite). Bathroom. Study. WC.

Air source heat pump. Double glazing. Solar panels with transferable feed-in tariff. Landscaped garden grounds to the front side, and rear, mainly laid to lawn with mature borders, patio area, garden shed and greenhouse. Double integral garage and driveway with EV charge point.

LOCATION

Penicuik is a thriving town lying to the south-west of the city, approximately ten miles from Edinburgh's city centre. Set in the heart of open countryside, the location provides the best of both worlds, with all the benefits of a tranquil rural environment and a short journey for commuting. Penicuik town centre has an abundance of shops, restaurants, a Lidl, a Tesco supermarket and the local medical centre is within walking distance of the property. Further shopping is available at nearby Straiton Retail Park. For recreational and leisure facilities, there is Penicuik Leisure Centre with swimming pool and library, an excellent choice of





outdoor activities including walks in Penicuik Estate, surrounding the historic Penicuik House, and the Pentlands Regional Park. There is schooling at both primary and secondary levels within proximity. Regular bus services operate to and from the city centre & the surrounding Midlothian towns. There is also easy access to the popular town of Peebles and the rest of the beautiful Scottish Borders countryside. Excellent transport links to the city bypass joining the major motorway networks, Edinburgh Airport and the Forth Road Bridge/Queensferry crossing.

INCLUDED IN SALE

All fitted floor coverings, most blinds, and integrated kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

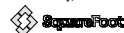
The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**

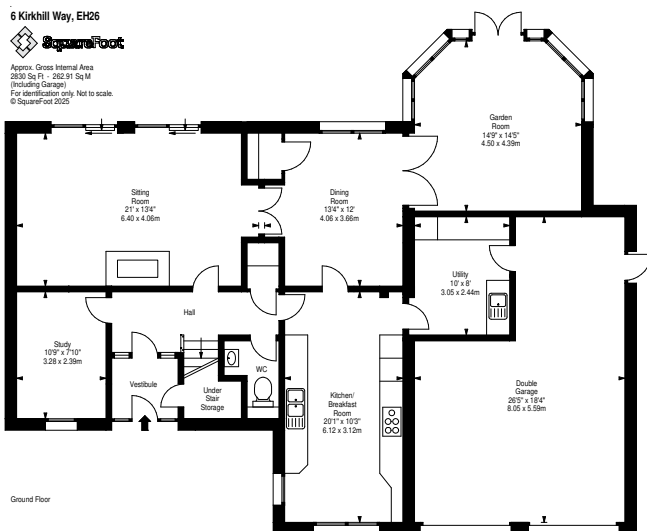
Tenure Freehold



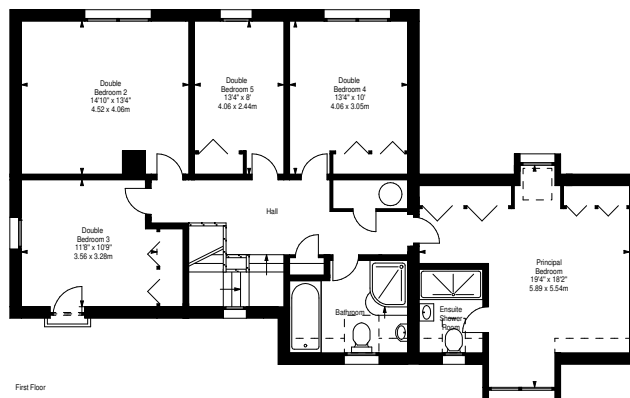
6 Kirkhill Way, EH26



Approx. Gross Internal Area
2830 Sq Ft - 262.91 Sq M
(Including Garage)
For identification only. Not to scale.
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Ground Floor



First Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.

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