



Seven Pines, 3 Wellington Cottages, Nr Penicuik, EH26 8PS
OFFERS OVER £435,000



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Set within a tranquil rural setting this stunning three bedroom detached modern villa boasts generous and immaculately presented family accommodation.

Set within an extensive plot, beautifully landscaped gardens lie to the front, side and rear along with a gravel driveway and parking leading to the integral garage.

A generous entrance vestibule leads into a welcoming hallway. On the left glazed French doors lead to an elegant sitting room with feature wood burning stove and have patio doors leading onto a secluded decked seating area.

An impressive kitchen/diner is situated to the rear, a perfect space for entertaining, where two sets of patio doors flow into a spectacular conservatory which then leads into the rear garden.

The kitchen allows for a large central dining table and a central island unit sits opposite a 'homely' AGA styled oven. A pantry and utility lie just off the kitchen and supplements the already generous storage.







The large conservatory offers an extra room for hosting or relaxing with your coffee in the morning.

Across the hall is the formal dining room and downstairs WC.



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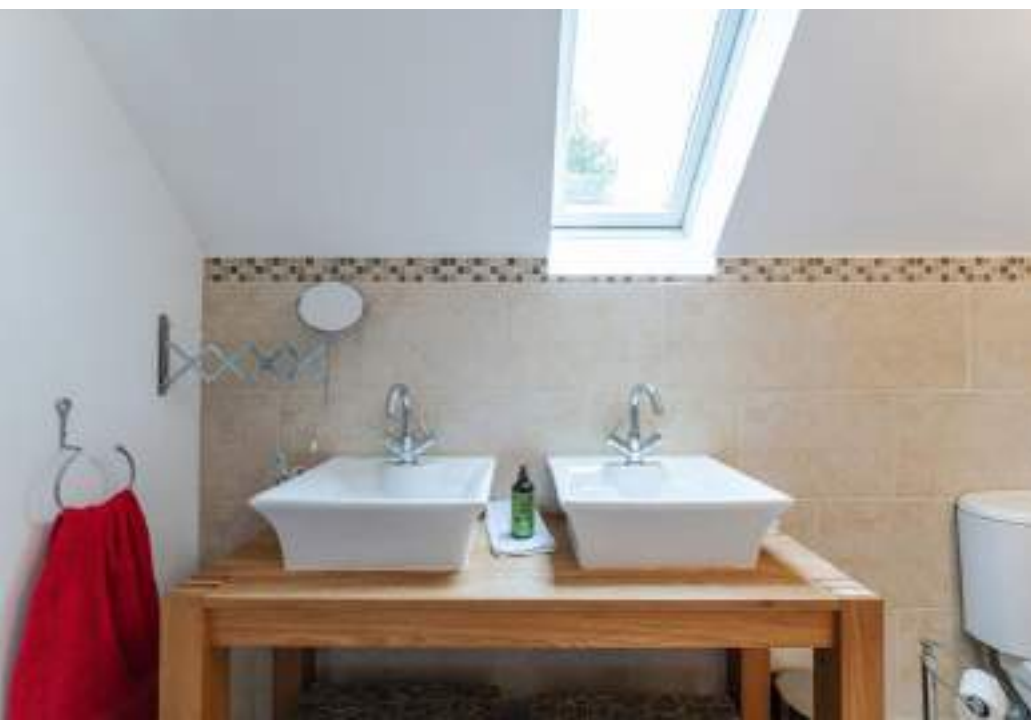




Upstairs, are three particularly generous double bedrooms and a luxurious family sized bathroom.

The magnificent master bedroom features a dressing area with deep built-in wardrobe and a lavish en-suite shower room.







The property further benefits from attic space, double glazing, oil fired central heating, single garage and garden shed.



Get in touch



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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.