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Offers Over

£390,000

Riverside Cottage 7 Beech Place

Penicuik | Midlothian | EH26 8LS

This charming, truly stunning stone built cottage overlooking the River Esk with private gardens and garage, is situated in a quiet cul-de-sac., offering excellent family accommodation in a peaceful setting. The accommodation boasts beautiful modern accommodation yet keeps the charm of a quaint cottage in a popular location. Close to many local amenities and commuting links, early viewing is highly recommended.

-  4 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Private gardens
-  Garage
-  EPC Band - D
-  Council Tax Band - F



Description

In brief the accommodation comprises; welcoming reception hallway with attractive exposed brick work, generously proportioned and bright dual-aspect lounge with wood burning stove pleasantly overlooking the gardens, modern fitted kitchen, light and airy dining room/family room with door providing direct access to the private garden and access to the garage, fantastic sized principal bedroom with modern en-suite shower room, three further well proportioned bedrooms and contemporary family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating (new boiler installed 2022).



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven, integrated microwave (installed 2023), integrated hob, integrated dishwasher (installed 2024) and fridge/freezer (installed 2020).

Wall-to-wall and corner wardrobes are also included in the sale for both bedrooms (fox wallpaper bedroom and yellow cushion bedroom)

Gardens & Garage

There are beautifully maintained fully enclosed private gardens (landscaped 2022) to the side and rear of the property which overlook the River Esk. They offer a high degree of privacy and provides the ideal space for children to play and enjoy outside dining/relaxing. A single garage can be found to the front of the property.

Viewing

Sunday 2-4pm or by appointment through Neilsons 0131 625 2222.





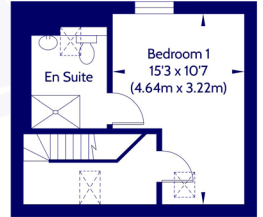
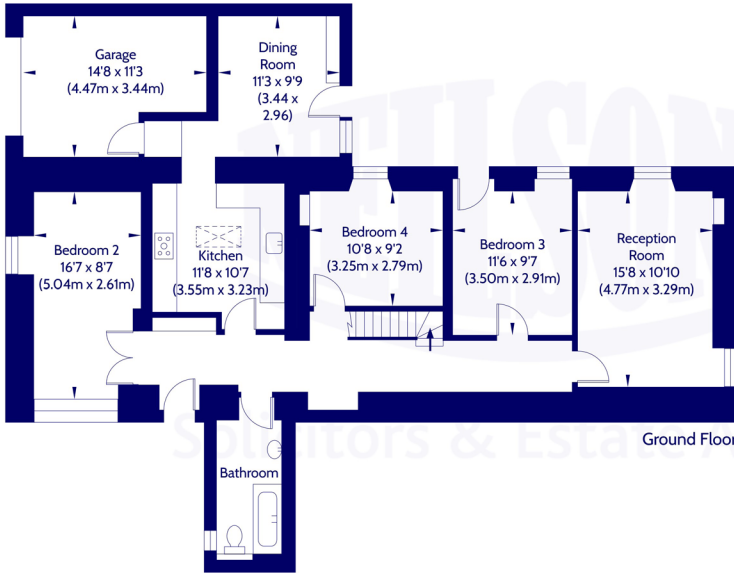
Location

The property is situated in a conservation area within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.





Approx. Gross Internal Floor Area 125.57 Sq M / 1351 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.
All measurements are approximate and include areas under coombed ceilings in finished rooms.
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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