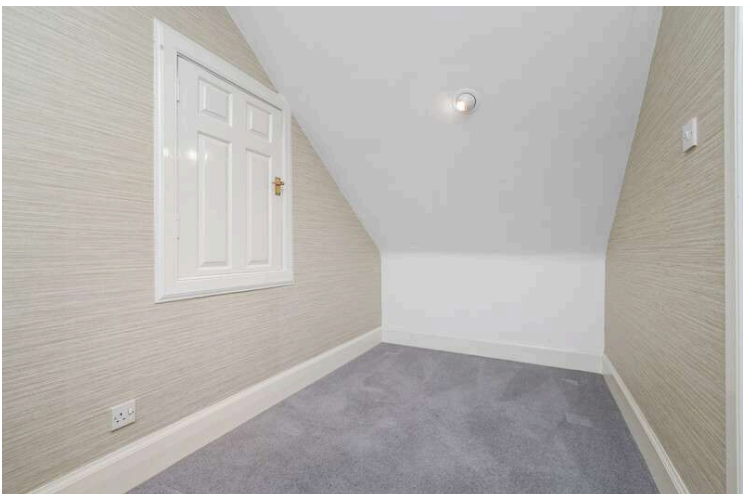






Superb, unique opportunity to acquire this individually designed bespoke property in the heart of the village. McDougall McQueen are delighted to present to the market this bright and deceptively spacious detached executive style villa built in a small courtyard setting directly opposite Glencorse Golf Club in the lovely village Milton Bridge just North of Penicuik. It is thought this property will make the ideal home for families and professional couples alike as it offers a spacious interior with incredibly flexible use of the rooms and accommodation on all levels. The property is offered in excellent condition throughout with gas central heating, double glazing, private garden grounds, parking, and integral garage. Viewing is by appointment and should be made at your earliest convenience.

- Reception hallway with storage
- Ground floor shower room
- Bedroom four with front facing window
- Main bedroom with built-in wardrobes and window to the rear
- Ensuite shower room with shower cubicle, wc and sink with vanity unit
- Large cellar with two rooms providing light and power, which have been used as a study room/store
- First landing with door and side window to the rear garden
- Bedroom two with rear facing window and built-in wardrobes
- Second landing with built-in storage
- Family bathroom with four-piece white suite including a bath with shower attachment, wc, sink and bidet
- Gorgeously spacious living and dining room with front and rear facing windows
- Stunning newly fitted kitchen with a range of wall and base units, plinth and unit under lighting, small breakfast bar, gas hob, glass splashback, extractor, oven with slide and hide door, integrated appliances including a microwave, dishwasher, washing machine, and fridge freezer
- Upper landing with door access to a large attic storage area
- Bedroom three with rear facing window
- Private garden grounds with courtyard and parking to the front, lovely garden grounds to the rear with gorgeous open outlook and views
- Integral garage with light and power



Location

Milton Bridge is situated in attractive open countryside near Penicuik and within convenient commuting distance of Edinburgh. The town of Penicuik provides excellent local shopping, including a Tesco supermarket. The retail shopping centre at Straiton is nearby and includes Ikea, Marks & Spencer food and a Sainsbury's supermarket. Excellent recreational facilities in the area include Glencorse Golf Club, Hillend Ski Centre and the Pentland Hills Regional Park. Primary education is nearby at Mauricewood Primary School and secondary schooling is available at Beeslack High School. There is easy access to the city by-pass via the Straiton or Lothianburn junctions, which leads to the A1, M8 and Edinburgh International Airport. A regular bus service also provides access to Edinburgh city centre making this an ideal location for the commuter

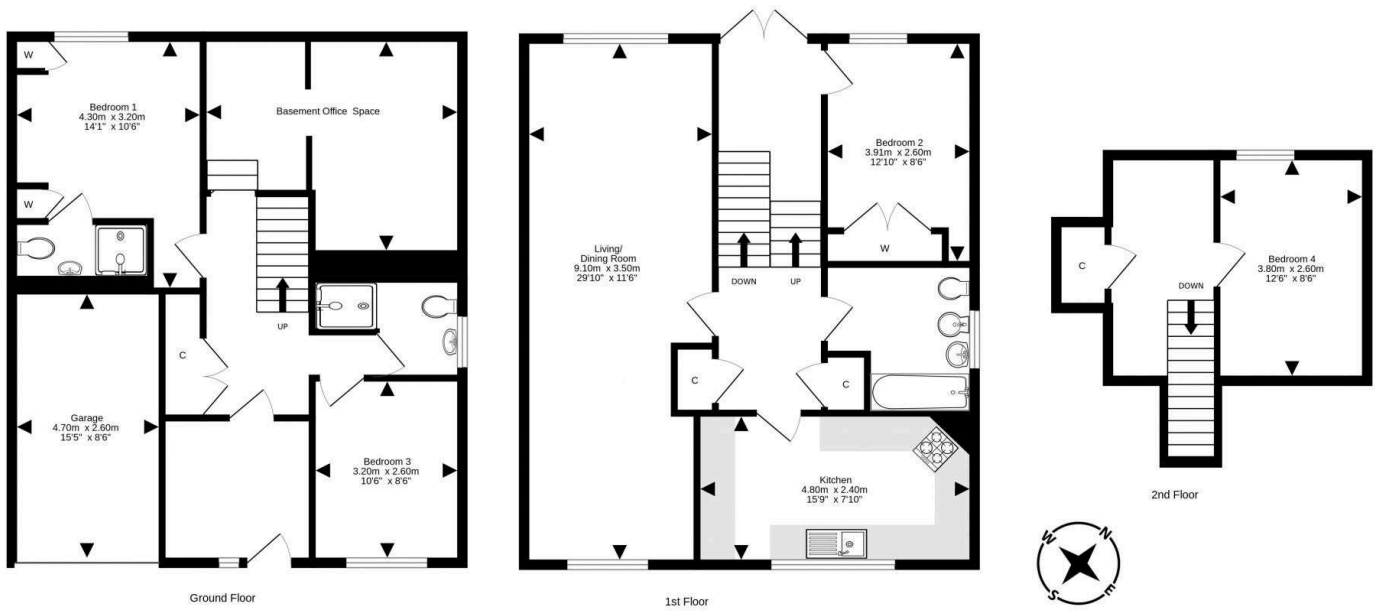
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

