



16 Lower Valleyfield View, Penicuik, Midlothian, EH26 8NT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)





Welcome to 16 Lower Valleyfield View, an exceptional detached executive villa built over three levels, quietly positioned in a small cul de sac in this highly desirable and exclusive development nestled along the scenic River North Esk. McDougall McQueen are delighted to present to the market this substantial five-bedroom detached villa offering well-proportioned accommodation over three floors, with double garage, four car driveway and secluded private landscaped garden grounds to the front, and rear. Although quietly located within this exclusive development the property is close to and within walking distance of Penicuik town centre and all its amenities in the popular town of Penicuik. Presented to the market in excellent order throughout and benefiting quality fixtures and fittings.

- Reception hallway with airing cupboard and access to the upper and lower floors
- WC with feature port hole window
- Spacious living room with living flame gas fire and fire surround
- Large dwarf wall conservatory with both light and power
- Dining room
- Superb dining kitchen with dual aspect windows, kitchen equipped with a range of base and wall units, island, gas

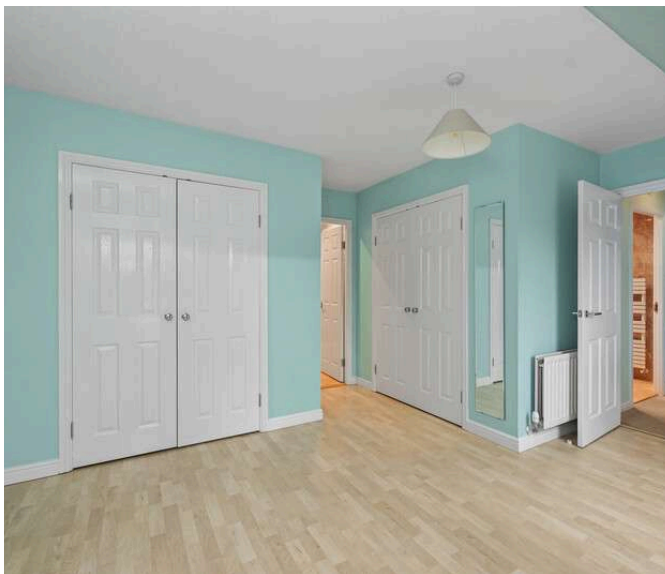
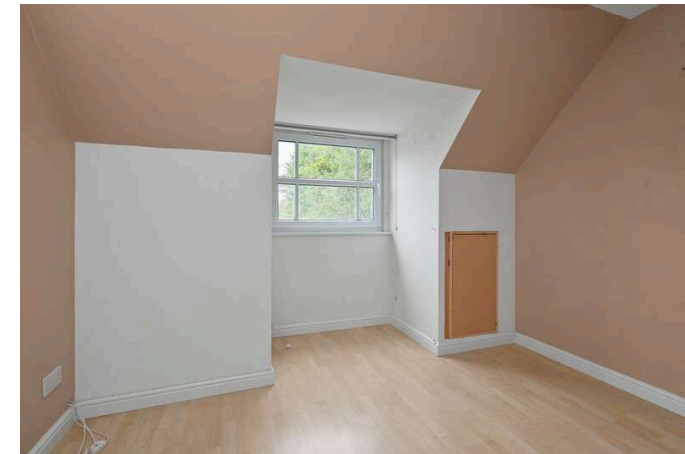
- hob, double oven, integrated fridge freezer, and integrated dishwasher
- Main bedroom featuring a walk-in wardrobe and French doors to the Juliet balcony
- Gorgeous en-suite shower room
- Lower hallway providing double garage access
- Utility room with rear garden access
- Lower-level bedroom five/study









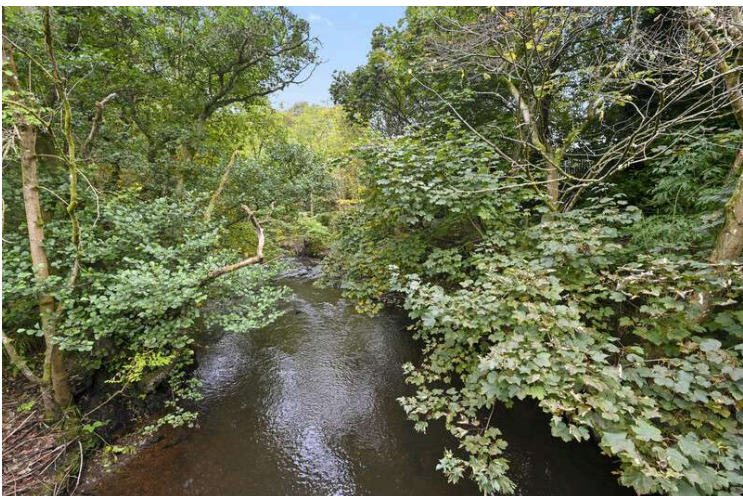


- Mid landing with feature arche style window
- Upper hallway with store cupboards, loft access and Velux window
- Guest bedroom, two Dormer style windows and double built-in wardrobes
- Modern guest en-suite shower room
- Bedroom three with Dormer window, and double built in wardrobes
- Bedroom four with Dormer window and built-in double wardrobes
- Family bathroom comprising WC, wash hand basin, bath with shower over and shower screen, fully tiled with towel radiator
- Gas central heating and double glazed throughout
- Double garage with remote electric doors
- Driveway with space for around four cars









## Location

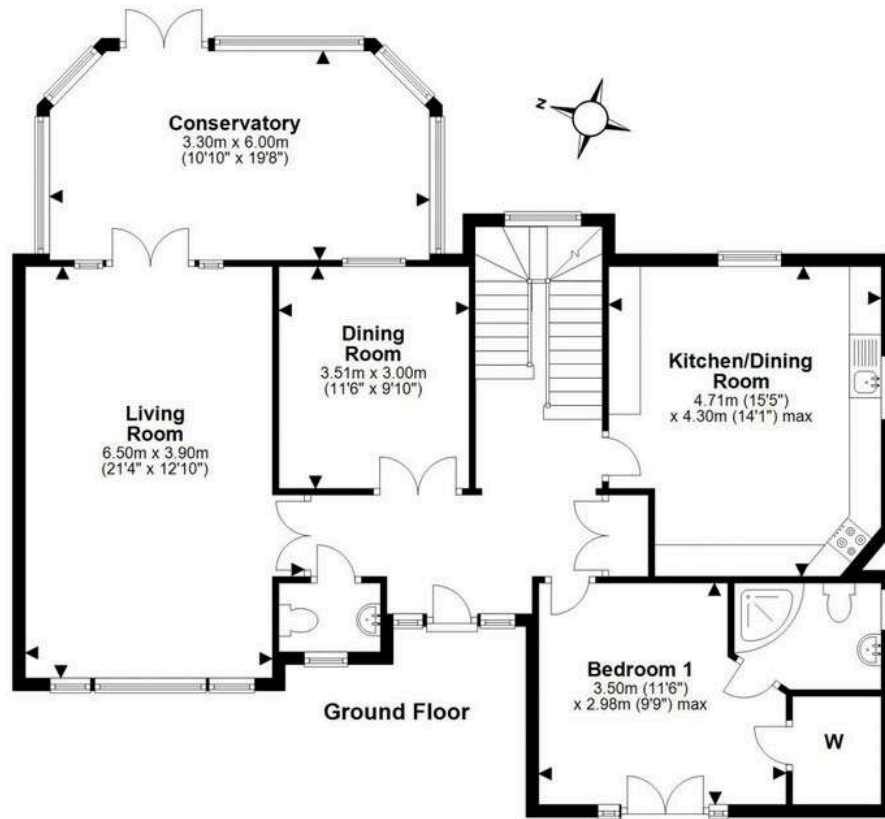
Penicuik is a much-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

## Extras

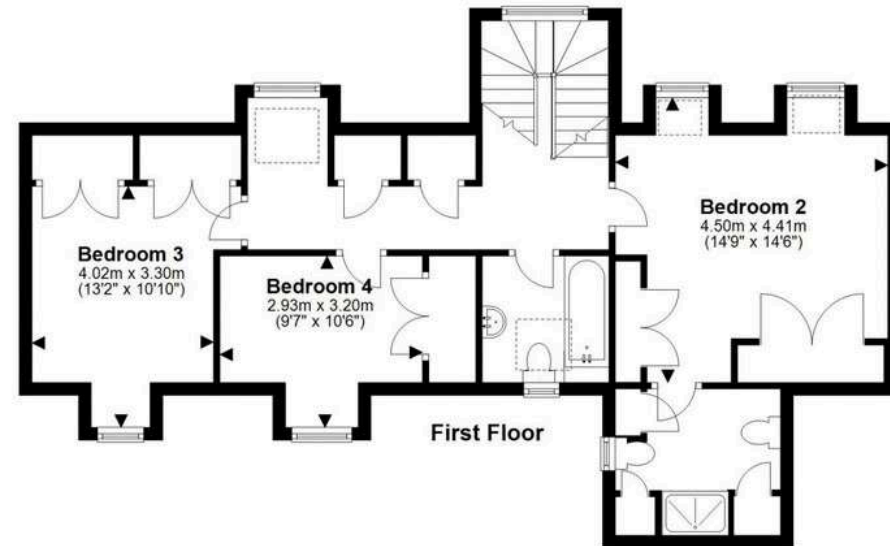
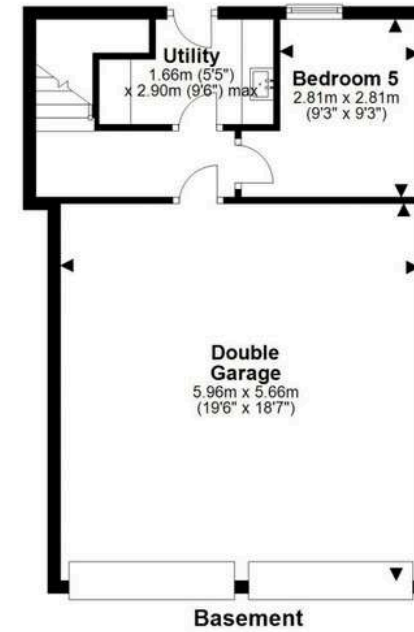
Included in the sale are: Floor coverings, light fittings, blinds, all integrated appliances, and free-standing white goods. All movable items, integrated appliances or free-standing white goods are not warranted and are sold as seen.

EPC Band - C





For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)  
[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)

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.

