





Welcome

Welcome to 16 Milton Bridge, a superb, unique opportunity to acquire this stunning property which is full of character, opulence, and style, in the heart of the village. McDougall McQueen are delighted to present to the market this bright and superbly spacious detached bungalow, set back from the road, opposite Glencorse Golf Course in the lovely village of Milton Bridge just North of Penicuik. This property makes the ideal home for families and professional couples alike as it offers a spacious interior with four bedrooms and two large public rooms. The property is offered in excellent condition throughout with gas central heating, a mixture of double and single glazing, large private garden grounds surrounding the property (approximately ½ an acre), and ample vehicle parking. Viewing is by appointment and should be made at your earliest convenience as this property is not to be missed.

Storm porch leading to an entrance vestibule

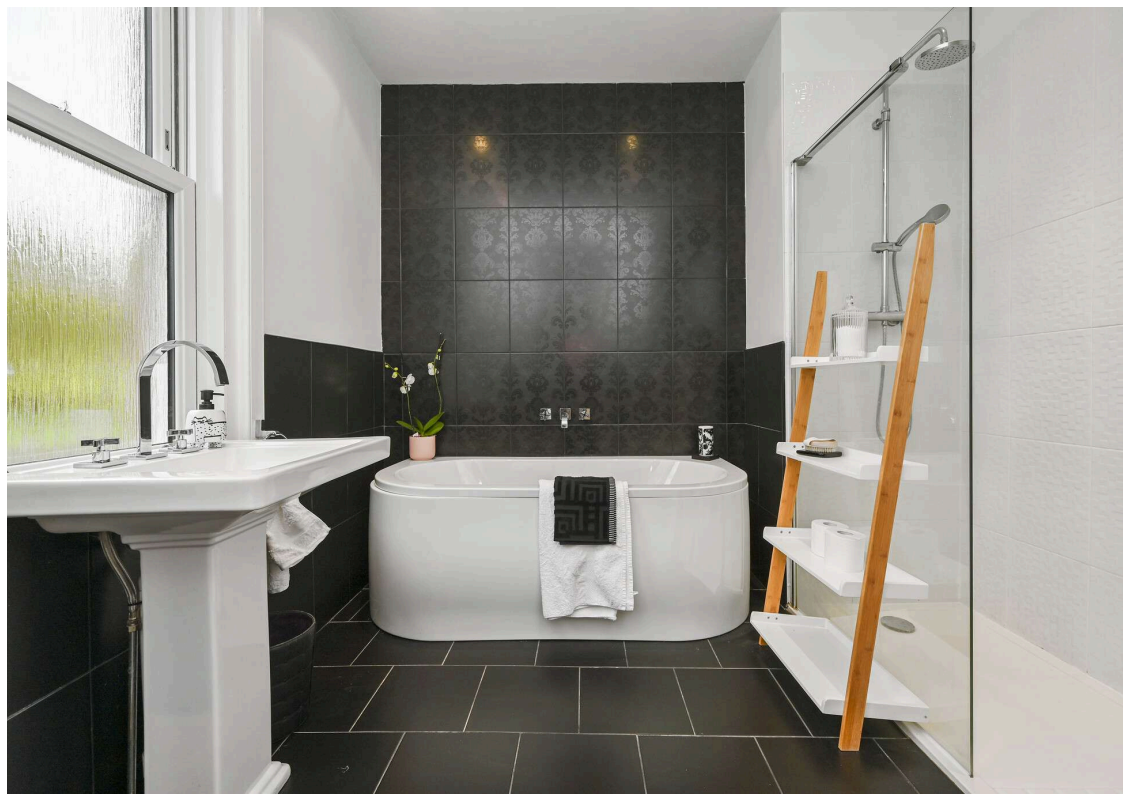
- Reception hallway with storage and light tunnel
- Gorgeous living room with large front facing bay window, side window, working open fire, open Edinburgh press, and trap door access to a small cellar
- Opulent dining room with large front facing bay window, side window, open Edinburgh press, gas fire and fire surround (no warranty)
- Lovely newly fitted dining kitchen with a range of wall and base units, dual fuel range cooker, stainless steel splashback, and double extractor (Ramsay ladder loft access)
- Utility room with rear garden access







- Main bedroom with twin side facing windows
- Bedroom two with twin front facing windows, and an Edinburgh press
- Bedroom three with twin windows to the front and an Edinburgh press
- Bedroom four with twin rear facing windows (currently used as a home office)
- Stunning family bath and shower room with four-piece suite, walk-in shower with overhead raindrop style shower and shower attachment, double ended bath with wall mount taps, wc, sink, and ornate style towel radiator
- Gas central heating and a mixture of double and single glazing
- Private garden grounds of around ½ an acre with courtyard parking for around six cars and lovely mature garden grounds surrounding the property, ideal for outside entertaining and relaxation





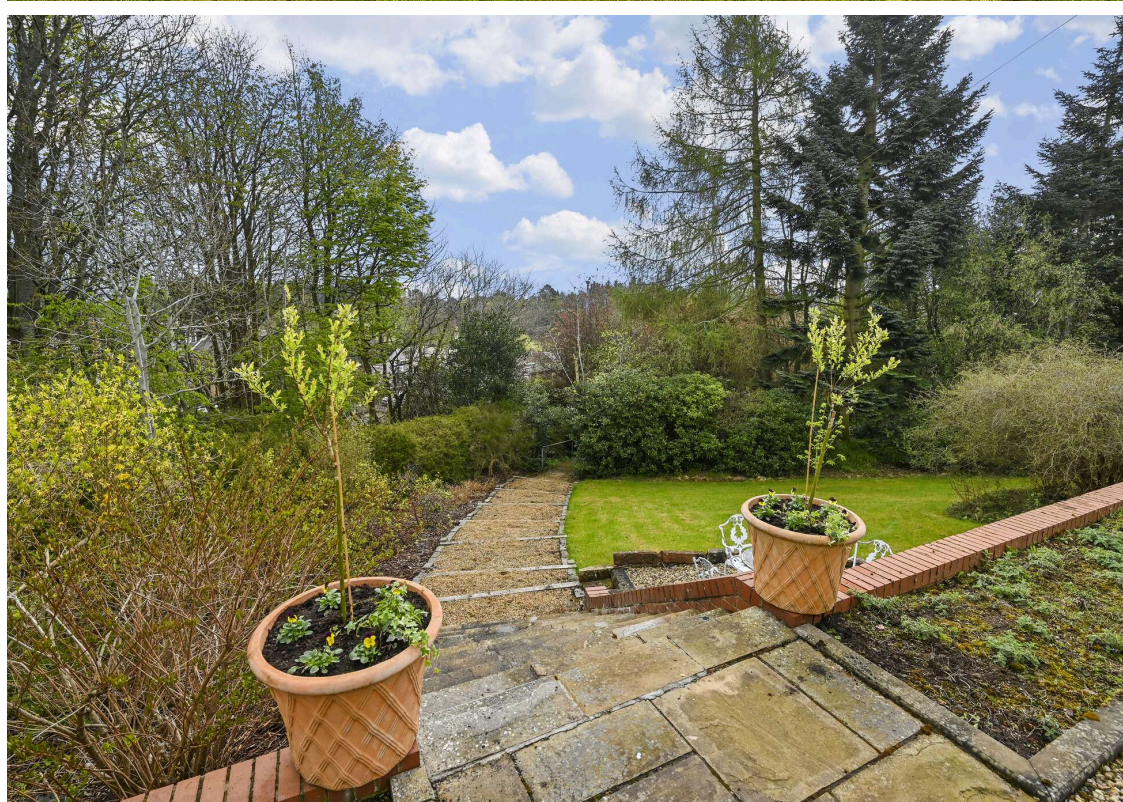
Milton Bridge

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.



Get in touch

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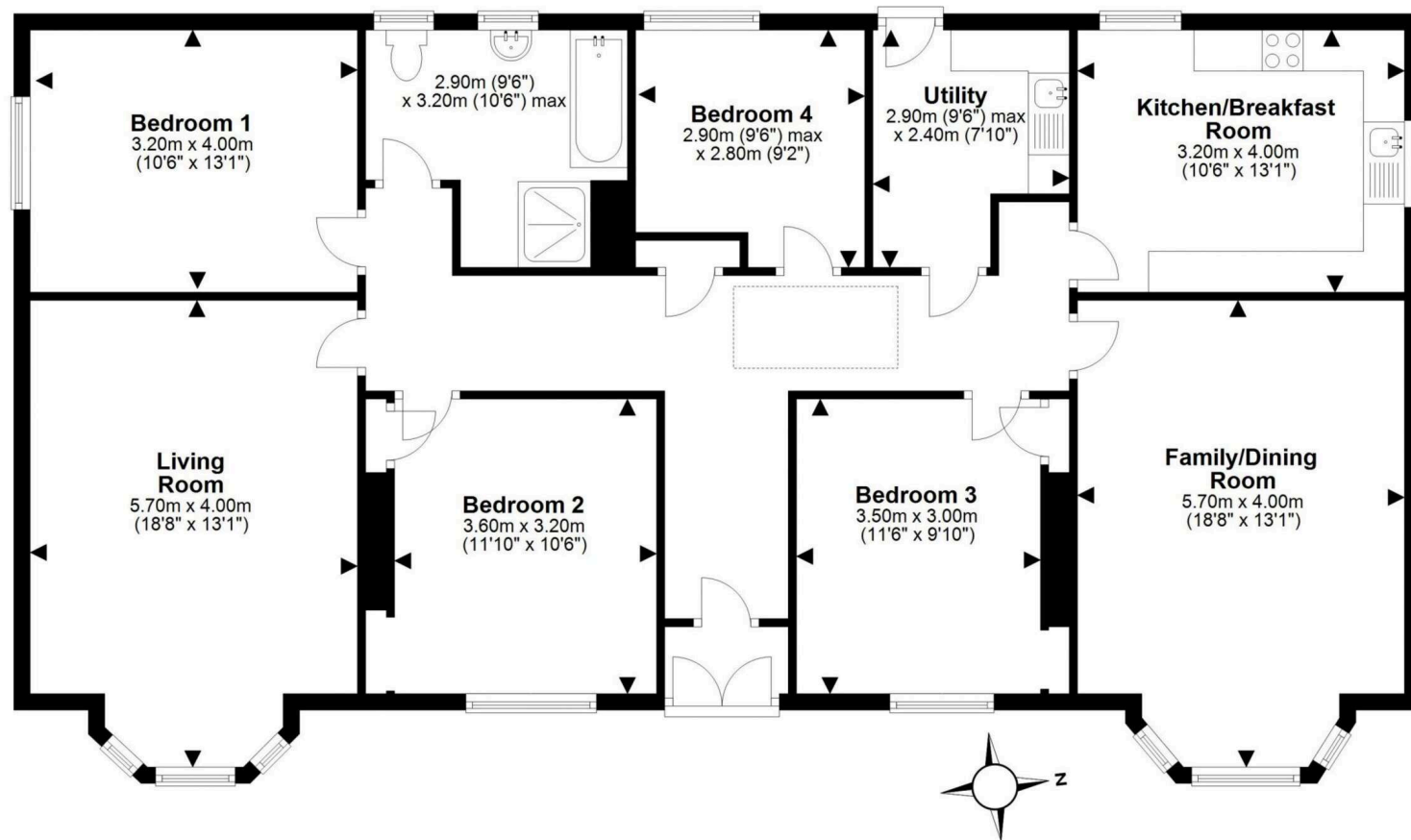
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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