



7 Willow Park Drive
Penicuik, Midlothian, EH26 0FU



VMH SOLICITORS



7

Willow Park Drive

We are delighted to be able to offer for sale this generously proportioned and immaculately presented Executive Detached Villa by Cala Homes.

- Vestibule & hallway w/storage & WC
- Spacious sitting room
- Open-plan kitchen/dining/living room w/bi-fold doors to south-west facing garden
- Utility room off kitchen w/garage access
- Master bedroom en-suite
- Guest bedroom en-suite
- Three further bedrooms
- Four-piece family bathroom
- Air-source heat pump and double glazed windows & exterior doors
- Private gardens front & rear
- Driveway & integral garage

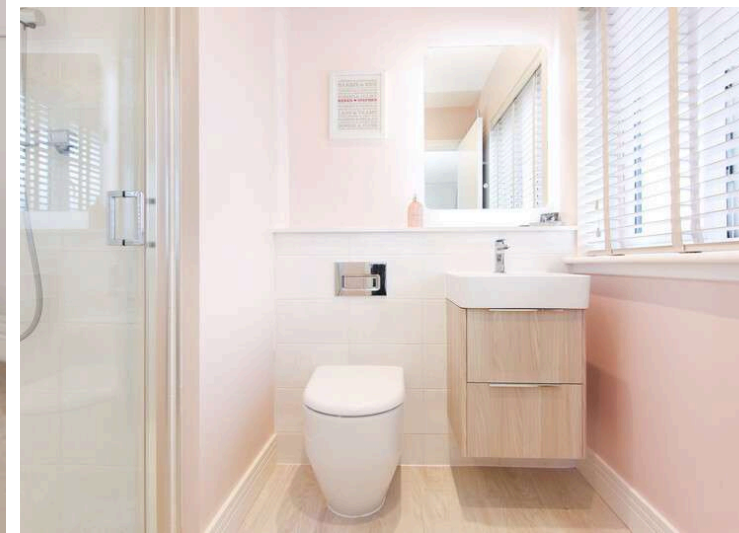
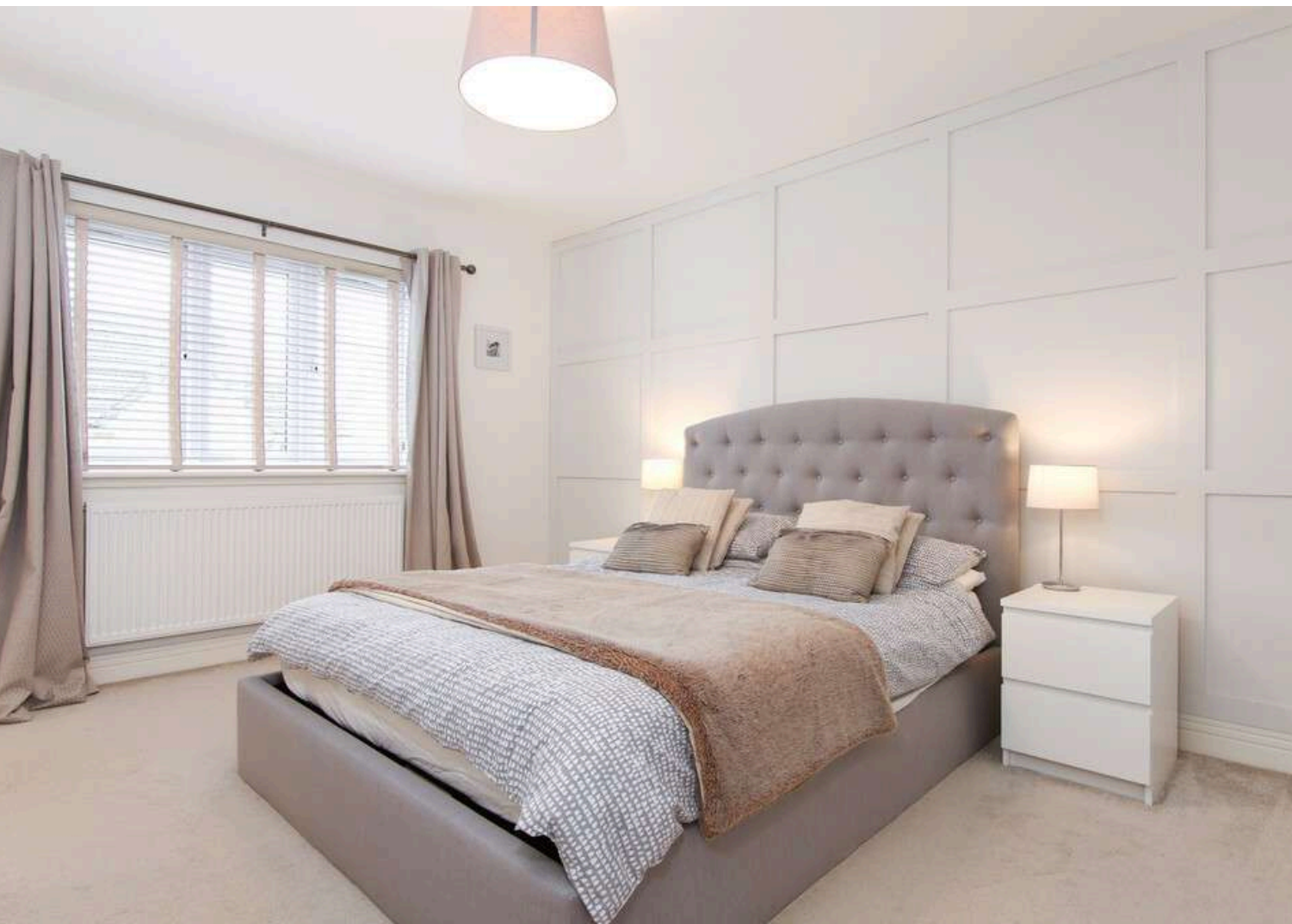
Home Report: £500,000

EPC Rating: C

This beautiful family home has been meticulously maintained and tastefully upgraded by its present owners. It comprises entrance vestibule and welcoming reception hall, spacious sitting room, generous fully fitted open plan kitchen/dining room/family room with bi-fold doors to the enclosed rear garden and access to the utility room off, cloakroom/WC, master bedroom en-suite, guest bedroom en-suite, three further bedrooms (two with built-in wardrobes) and family bathroom with separate shower cubicle.

The property has an air-source heat pump and double glazed windows & exterior doors to combine comfort with economy.

There are landscaped private gardens to the front and rear of the building, with the enclosed south-west facing rear garden enjoying a pleasant wooded outlook and a flood of natural light. A driveway affords off-street parking and leads to an integral single garage.



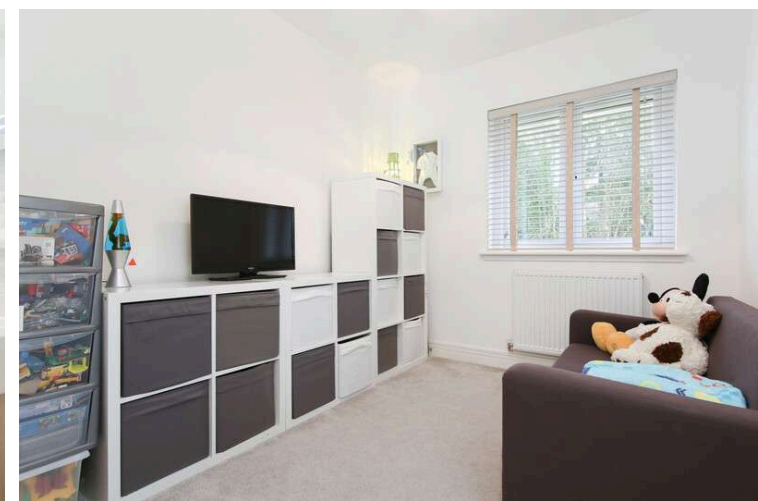
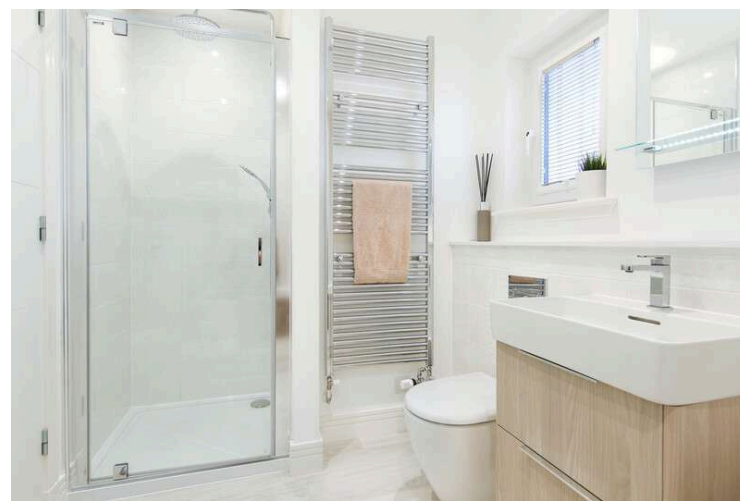
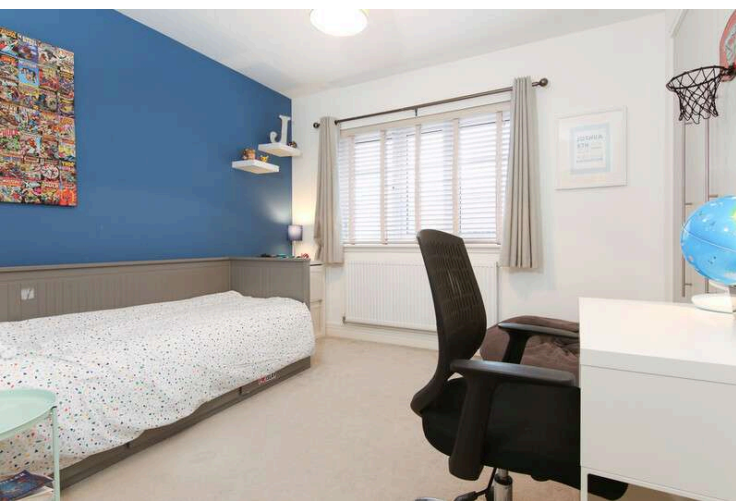


Situated approximately 9 miles outside Edinburgh city centre, at the foot of the picturesque Pentland Hills, Penicuik offers a rural lifestyle with all the advantages of city living. The town centre is home to a selection of stores and independent retailers, including the Storehouse with locally sourced foods, freshly made bread and cosy cafe. The town also offers traditional pubs, cafes and hotel restaurants. Supermarkets include Tesco and Lidl, and Straiton retail park is just a short drive or bus trip away.

Ideal for families, the town offers a number of play parks, parent and child groups and is served by several primary schools and two high schools. Penicuik is also well placed for excellent independent schools and private childcare options.

Residents of Penicuik are spoilt for choice when it comes to sport and fitness facilities, including Ladywood and Penicuik leisure centres, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk.

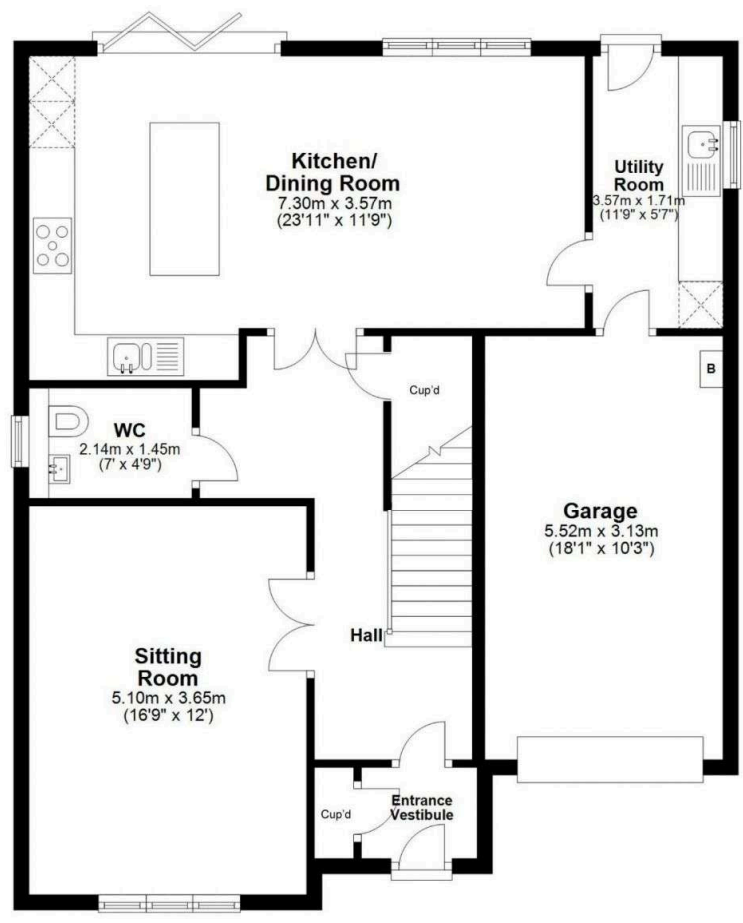
Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. Buses run to and from Edinburgh city centre, including express and night services, as well as to the Borders and Musselburgh.



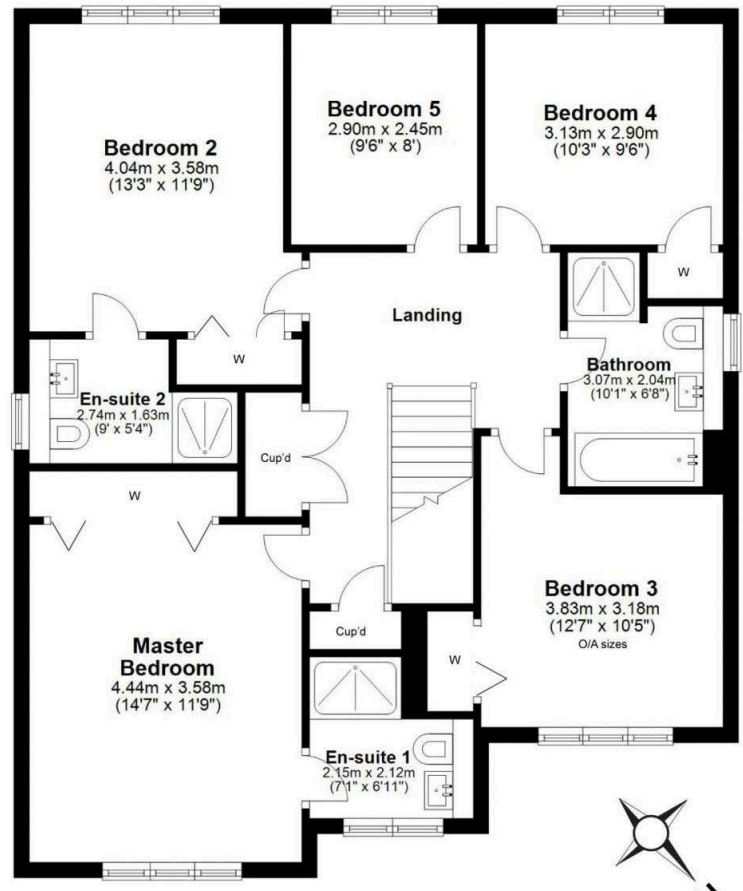


Extras: to include all fitted flooring and fitted carpets; light fixtures (excluding those within the sitting room, kitchen and w.c); blinds; double oven; hob; fridge/freezer; dishwasher; and washing machine in the sale.

Factor: Ross & Liddell are the appointed factor and there is a fee of approx £180 per annum for the up-keep of the communal areas including the communal wooded area and children's playpark.



Ground Floor



First Floor



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