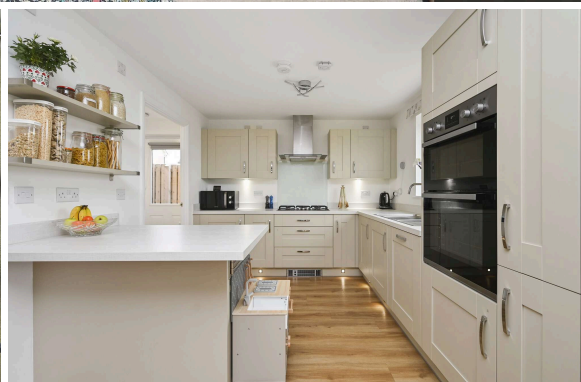




10 Porterfield Crescent
PENICUIK | MIDLOTHIAN | EH26 0FP

 **warners**
solicitors & estate agents



10 Porterfield Crescent

Penicuik | MIDLOTHIAN | EH26 0FP

Warners are delighted to present this expansive and beautifully maintained five-bedroom family home, nestled in a sought-after residential estate in Penicuik, Midlothian. Set within generous and meticulously landscaped garden grounds, this impressive property offers the perfect blend of space, style, and comfort. A welcoming entrance hallway leads to the heart of the home, exceptional dual-aspect lounge stretching the full width of the property, complete with plush carpeting and flexible layout options for freestanding furniture.

The stylish kitchen diner is a true showstopper, featuring contemporary units, sleek white worktops, integrated fridge/freezer, double oven, and a five-ring gas hob. A clever breakfasting island and smart storage solutions enhance functionality, while the open-plan design flows seamlessly into a spacious dining area with French doors that open onto the private rear garden. A practical utility room off the kitchen houses a sink, combined washer/dryer, and the boiler, alongside a large pantry cupboard for additional storage. The ground floor also benefits from a versatile fifth bedroom, ideal as guest accommodation, a home office, or a formal dining room, along with a convenient downstairs W/C.

Upstairs, the master bedroom impresses with its double wardrobe/dressing area and en-suite shower room. A second generous double bedroom also boasts its own en-suite, while bedrooms three and four are both spacious doubles, one of which includes a built-in storage cupboard. A luxurious family bathroom completes the internal accommodation, featuring a bath, separate shower unit, pedestal sink, and W/C. Outside, the vast rear garden is a peaceful retreat, mostly laid to lawn with a patio area and decorative chipstone surround. A path leads to a detached double garage and driveway with space for up to three cars. The front garden, with its well-kept lawn and mature shrubbery, creates a charming and inviting approach.

- 5-bed detached home in Penicuik
- Large landscaped gardens
- Spacious dual-aspect lounge
- Modern kitchen with island & French doors
- 2 en-suite bedrooms + flexible 5th room
- Double garage & 3-car driveway

Energy Rating - B, Council Tax G

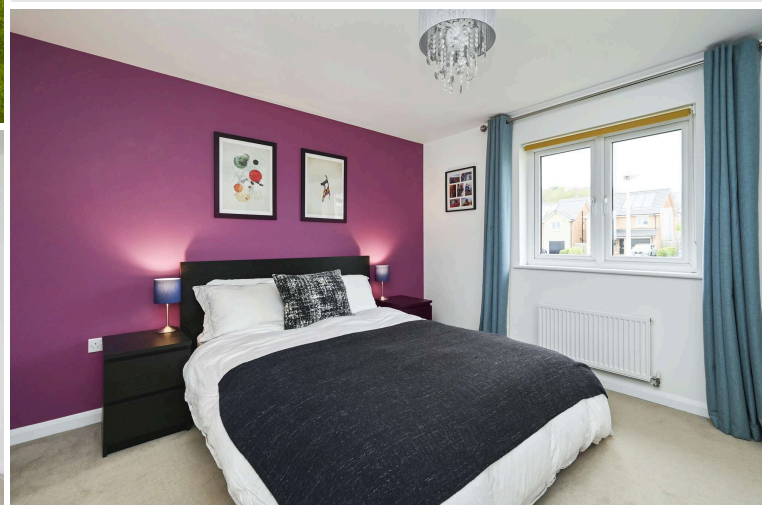
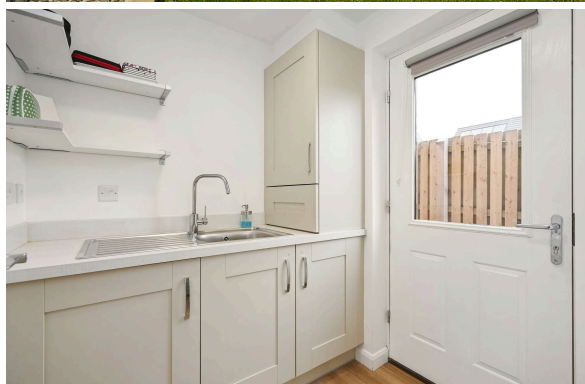
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

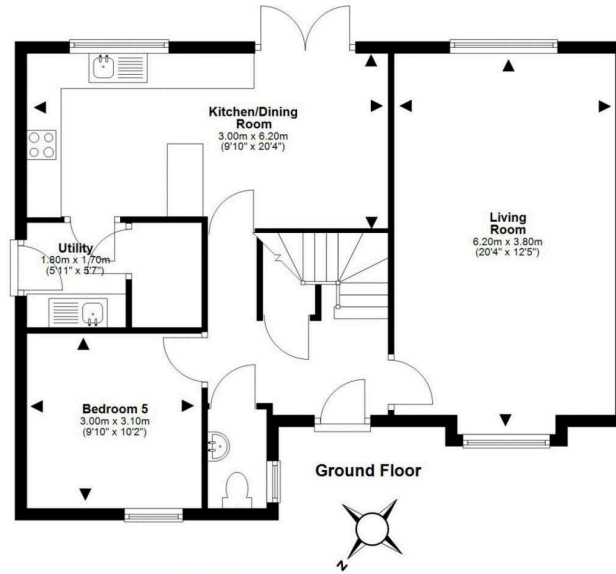


With excellent transport links, stunning natural surroundings, and easy access to the nearby Pentland Hills, this is an outstanding opportunity to acquire a superb family home in a tranquil yet well-connected location.

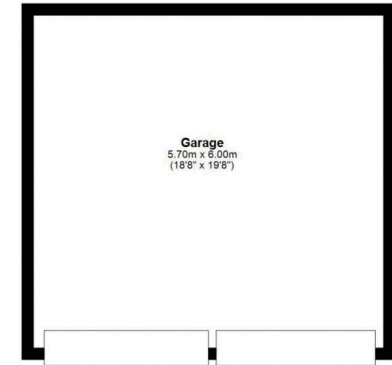
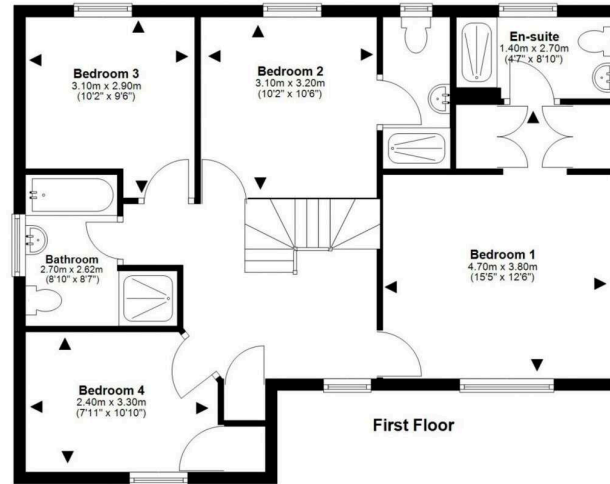
Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. 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 skiing 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.

All fittings, fixtures, integrated appliances, white goods, blinds and curtains, & wall mounted shelves are included in the sale.





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.



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