



8 Waulkmill Road
PENICUIK | EH26 8LB


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solicitors & estate agents





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Stunning four-bedroom detached house, offering immaculately presented living space over two floors with enclosed rear garden, garage and driveway. This fabulous home with breath-taking views is finished off to a high specification throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor throughout.

The property has recently been tastefully upgraded and upstairs comprises the fourth bedroom with stunning views, a stylish bathroom with shower over the bath, a bright and spacious living room with stunning views over the countryside and a fully fitted dining kitchen that currently comprises a dining area, electric hob, oven and fan, dishwasher, fridge/freezer and has a patio door out to the front garden.

Downstairs the property benefits from three further well-proportioned bedrooms, one with built in storage and one with patio doors out to the rear garden. There is also a further new bathroom with double waterfall shower over the bath and a heated towel rail.

The property also benefits from well-kept front and back gardens made up of lawn and patio, a front driveway and garage that houses the boiler, washing machine and tumble dryer. Early viewing is recommended to avoid missing out.

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





- Entrance hall with storage
- Spacious living room with breathtaking views
- Four well-proportioned bedrooms
- Two Stylish Bathrooms
- Fully fitted dining kitchen
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further Private front garden
- Front driveway and garage



Energy Rating C, Council Tax Band F.

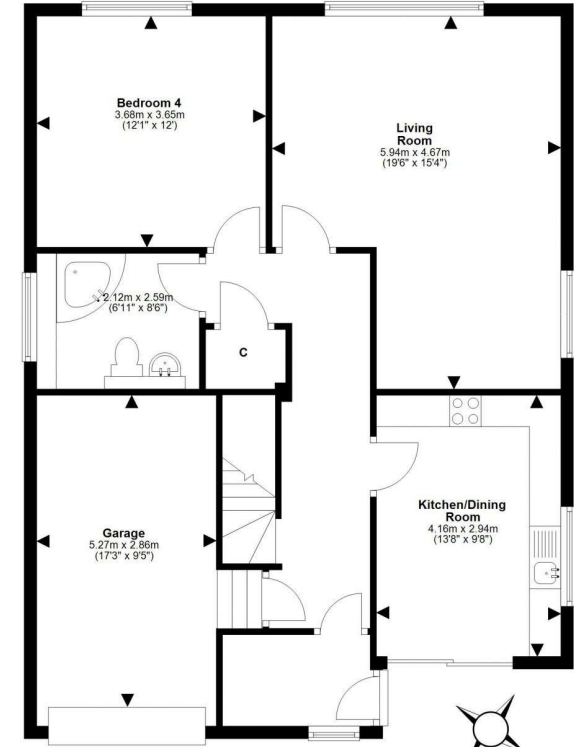
All fixtures, fittings, light fittings, blinds and integrated appliances will be included in the sale.



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.







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.

22 St. Patrick Square, Edinburgh, EH8 9EY | 176 Portobello High Street, Edinburgh, EH15 1EX | 247B St John's Road, Edinburgh, EH12 7XD

0131 667 0232

property@warnersllp.com