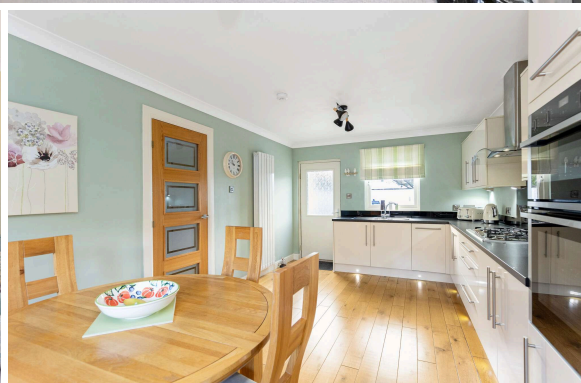




20 Waterloo Bank
PENICUIK | EH26 8NS


warners
solicitors & estate agents



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Warners are delighted to present this rarely available and beautifully presented four-bedroom detached home, offering bright, spacious, and flexible family accommodation across two levels. Ideally located within one of Penicuik's most sought-after residential areas, the property enjoys generous garden grounds, a private driveway, and an attached garage, with easy access to the town centre, local schools, and amenities.

Presented in true walk-in condition, the accommodation includes a welcoming entrance hallway with storage and a ground-floor WC. The bright dual-aspect lounge provides a comfortable living space, enhanced by a feature fireplace as a cosy focal point. At the heart of the home is a stylish open-plan kitchen and dining area, fitted with integrated appliances and low-level kickboard lighting, with direct access to the south-facing rear garden. The landscaped garden features a large Indian sandstone patio, astro lawn, and powered shed, perfect for alfresco dining and entertaining. A versatile ground-floor room can serve as a fourth bedroom, study, or playroom. Upstairs, the principal bedroom features twin windows, built-in mirrored wardrobes, and a contemporary en-suite shower room, accompanied by two further well-proportioned bedrooms and a modern family bathroom. Externally, the property benefits from attractive front and side gardens, a private driveway with ample parking, and an attached garage. Gas central heating and double glazing are installed throughout. Combining generous proportions, stylish interiors, and a prime location close to excellent amenities and transport links, this outstanding home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

Main Accommodation

- Entrance hallway with useful storage and ground-floor WC
- Bright dual-aspect lounge with feature fireplace
- Open-plan kitchen Diner
- Fourth bedroom / home office / family room
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with three-piece suite, mains shower over bath
- Attractive front and side gardens and South-facing rear garden with shed
- Private driveway with attached garage
- Gas central heating and double glazing throughout

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



All integrated kitchen appliances will be included in the sale of the property along with all blinds, curtains polls, outdoor garden shed and mini bar. EPC: CT: Factoring: Approx. £80 P/Q: Charles White factoring.

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.

