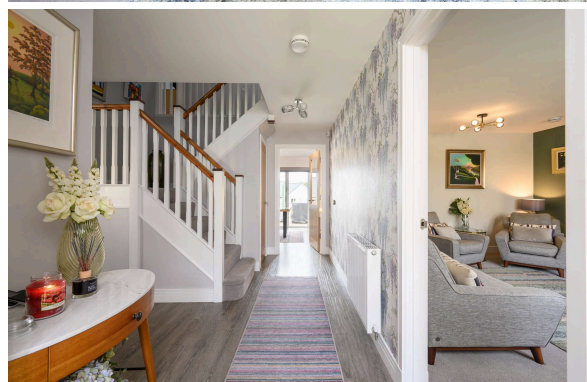




6 Bracken Wynd
PENICUIK | EH26 0FY


warners
solicitors & estate agents





6 Bracken Wynd

PENICUIK | EH26 0FY

Nestled on a generous plot in a modern, manicured development in sought-after Penicuik, moments from the Pentland Hills, the vast open Midlothian countryside, yet conveniently close to Edinburgh is this immaculately presented detached villa. Set in a small CALA cul-de-sac this executive home boasts luxury upgrades, a long driveway with space for multiple vehicles, a detached double garage, air source heat pump, double glazing and landscaped garden grounds and would make an ideal buy in a tranquil, yet well-connected location.

Spanning over an impressive 1,900 square feet the accommodation comprises a welcoming entrance hallway, with storage cupboards and a W/C, a bright triple windowed lounge with bespoke shutters, a stunning dining kitchen/family room that stretches the entire width of the house and enjoys attractive kitchen units, a breakfast bar, generous dining space, bi-fold doors to the garden and a wonderful family area with ample living space and log burning stove. Downstairs is completed by a useful utility room and a study - perfect for working from home or as a 5th bedroom. Following up a carpeted staircase the upper level benefits from a principal bedroom with built-in wardrobes and elegant en-suite shower room, a second double bedroom with further built-in wardrobes and exquisite en-suite shower room, two additional well-proportioned double bedrooms (both with built-in wardrobes) and the property is completed by a beautiful main bathroom with shower and separate bath.

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





To the front of the house which is set far back from the main road the garden grounds are mainly laid to lawn with colourful raised beds offering a fine colourful selection of fine flowers. To the rear the delightful fully landscaped, secluded, sunny rear garden is a true haven. Set within an extremely large plot the garden offers a high degree of privacy and has an area laid to lawn, a decked section ideal for al fresco entertaining and a wonderful gazebo. There are further raised beds and a greenhouse making the garden an ideal spot for avid gardeners.

- Luxury, large detached house in immaculate move-in condition
- Long driveway, double detached garage and stunning gardens
- Quiet cul-de-sac moments from the Pentland Hills
- Bright lounge, Stunning kitchen/dining/family room
- Four double bedrooms upstairs with three bathrooms
- Study or 5th bedroom downstairs, a W/C and utility room

Council Tax H

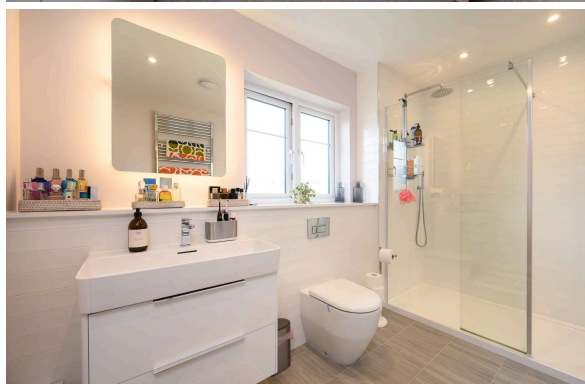
Energy Rating C

Factor with Ross and Liddell. Approximately £150 per year.

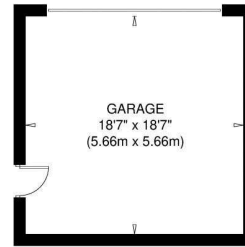
All fixtures, fittings, curtains, blinds, washing machine, tumble dryer, fridge freezer, storage shelves within the garage, greenhouse, shed, vegetable troughs, gazebo and some flower pots will be included in the sale.



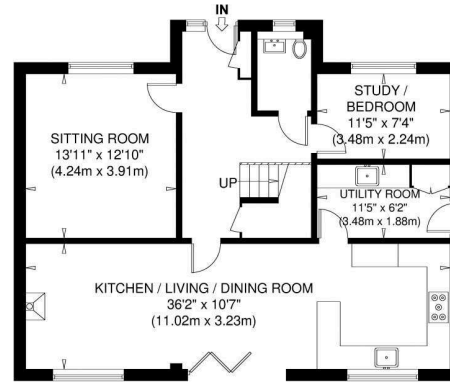
Penicuik is a highly sought-after town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further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



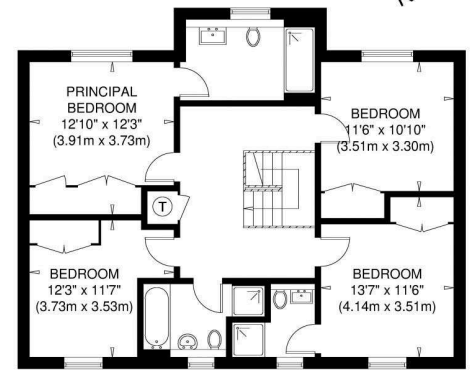




GARAGE
GROSS INTERNAL
FLOOR AREA 31.9 SQ M / 343 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 87.8 SQ M / 945 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 87.8 SQ M / 945 SQ FT



BRACKEN WYND
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA = 175.6 SQ M / 1890 SQ FT
GARAGE AREA = 31.9 SQ M / 343 SQ FT
TOTAL COMBINED FLOOR AREA = 207.5 SQ M / 2233 SQ FT
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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