

COULTERS[©]

VALEVIEW, 15 THE SQUARE

PENICUIK, MIDLOTHIAN, EH26 8LH

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

Valeview is a beautiful, detached stone-built home dating back to 1852, peacefully positioned at the end of a charming lane in the Penicuik conservation area. With an idyllic setting, wonderful views over the vale, and exquisite period detail throughout, it presents a rare opportunity to acquire a property of outstanding character.

Inside, the house combines timeless charm with modern upgrades. Two elegant reception rooms, each centred around a wood-burning stove, provide versatile and inviting spaces for relaxing in comfort.

KEY FEATURES



Utterly charming three bedroom cottage.



Beautifully presented but offering potential to extend.



Stunning private gardens plus garden office.



Gated driveway plus unrestricted on street parking.



Lovely country walks nearby.



Close to High Street shops and restaurants.



EPC Rating - D



Council Tax Band - E



The open plan kitchen/dining room features a recently installed, beautifully crafted bespoke kitchen with delightful features including a panelled backsplash and pendant lighting. The dining area, which is ideal for family meals and entertaining, is warmed by a new, Charnwood wood-fired cook stove with oven and hot plate.

Upstairs, the home offers three well-proportioned double bedrooms. The spacious principal bedroom and bedroom two both have a pleasant outlook over the garden with the latter offering a walk-in-wardrobe or study space. A family bathroom, just off the landing, has a three-piece suite with traditional fittings including a chrome waterfall shower and heated towel rail over the bath.





MORE INFORMATION

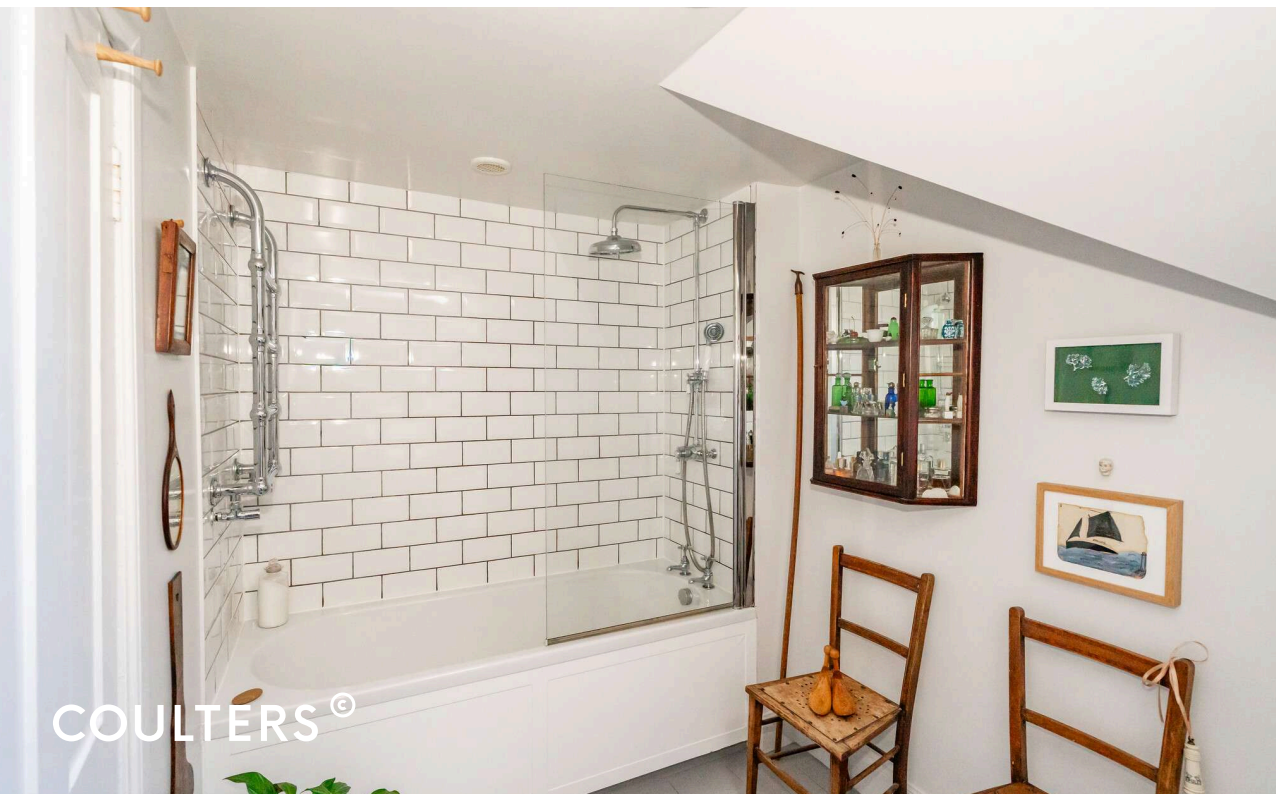
A partially boarded loft and under stair cupboard provide additional storage.

For those seeking extra space, there is lapsed planning permission for a side extension to create a striking open-plan kitchen-diner with bi-fold doors. Drawings can be made available upon request.

The garden is a true highlight of the home. Expertly tended and beautifully landscaped, it features a productive vegetable patch and mature planting. A charming garden room, fully equipped with power and Wi-Fi, serves as an ideal home office or studio, and has a small covered front porch from which to sit and enjoy the garden. At the end of the lane, residents also benefit from a traditional drying green area, further enhancing the sense of community and green space.

There is a chipped gated driveway to the front of the home suitable for smaller vehicles and unrestricted on street parking is also available nearby.

Single-glazed sash and case windows with working shutters preserve the property's traditional appeal, while a modern gas boiler (2021) ensures efficient comfort.









THE LOCAL AREA

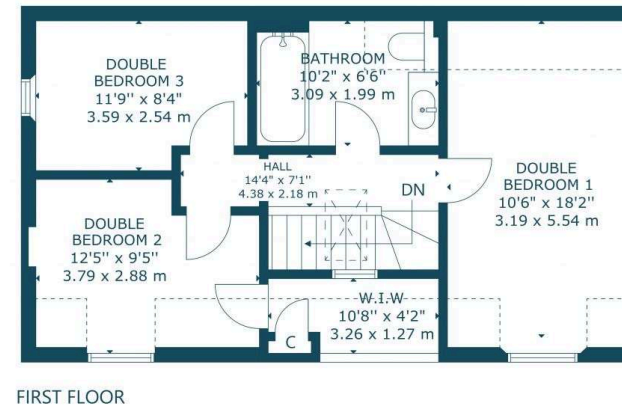
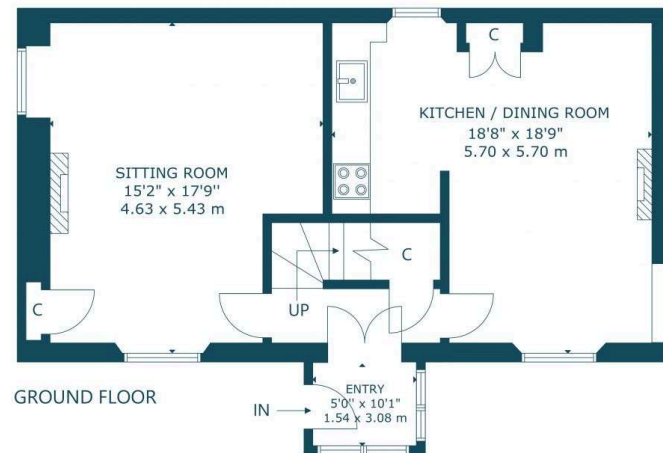
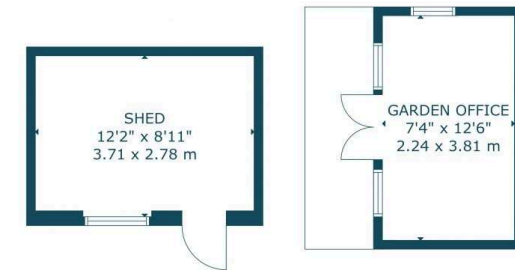
Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with easy access to amenities. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, 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 around Penicuik Estate. Penicuik is served by well-regarded schools at both primary and secondary level and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.



EXTRAS

The curtains, fitted floor coverings, light fittings, white goods and large garden shed are included in the sale. Other items may be available via separate negotiation. [formation can be added here.](#)

HOME REPORT VALUATION: £385,000



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,216 SQ FT / 113 SQ M
SHED 105 SQ FT / 10 SQ M
GARDEN OFFICE 39 SQ FT / 4 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.