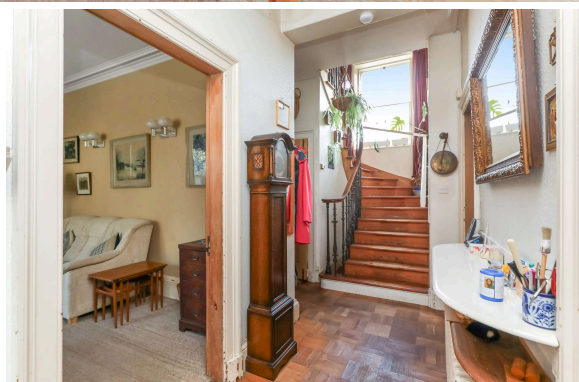




South End Villa, 18 Peebles Road
PENICUIK | EH26 8LU


warners
solicitors & estate agents





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Viewing is essential to appreciate this grand detached villa dating from the Victorian period, showcasing lovely period features throughout an exceptionally light filled, spacious and flexible interior which would be ideal for a large family.

The property sits within beautifully stocked private gardens just on the southern boundary of the sought after town of Penicuik, close to open countryside and the scenic Pentland Hills Regional Park. Exceptional views take in the hills from the front and side, and towards the ruins of 16th century Uttershill castle at the rear.

Large windows and high ceilings ensure a great feeling of light and space and many great features have been retained, such as working window shutters, vintage style radiators, sanded flooring, stripped pine doors to many rooms, mechanical front door bell with brass pull handle and a fine stripped wood handrail held by cast iron balusters on the sweeping staircase.

The living room boasts twin windows to front, a side window, mantelpiece with open hearth and a rarely seen square decorative ceiling rose. Also with twin windows and a cast iron grate and tiling to the fireplace is the dining room which can house a large table. For more informal dining, the cosy kitchen, warmed by a multi fuel stove, has room for a farmhouse style table and offers plenty of storage space including a deep cupboard. Lying off the kitchen you'll find an extremely useful larder and separate large pantry with access to a WC. Also at ground floor level is a multi purpose room, which could serve as double bedroom 5, a snug or home office.

On the upper floor are a large double sized master bedroom with front and side outlook to the Pentland Hills and three further generous double sized bedrooms, all with superb outlooks to open landscapes; one with built in cabin style bed. Off the large open landing there are a family bathroom, separate WC and linen cupboard.

The lower ground floor of the property is reached via a stair leading down from the ground floor hallway and has direct access out to the rear garden. It has two large rooms, one with a double Belfast sink, washing machine, gas boiler and hot water cylinder, and both with windows looking out to the garden. These areas are ideal for utility or workshop purposes. There's also a WC and access to large cellars for storage.

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





Parking space is provided by a garage with up and over door fitted with a light, or on the street directly to the front of the property.

Ground Floor -

- Impressive dual aspect living room with fireplace
- Formal dining room with fireplace
- Dining kitchen with multi fuel stove
- Double bedroom 5/study
- Larder and separate pantry
- WC
- Entrance featuring etched glass door and floor tiles

First Floor -

- Four double sized bedrooms
- Family bathroom
- WC
- Upper landing with linen cupboard

Garden level (lower ground floor) -

- Room 1/laundry
- Room 2/workshop
- Extensive cellar storage with lighting
- WC

Additional features -

- Secondary glazing and working wooden shutters to dining and living room windows
- Gas central heating
- Part floored attic
- Victorian 4 panel pine doors (stripped) to most rooms
- Lined flues to fireplaces in kitchen, living room and dining room
- Mechanical front door bell with brass bell pull

External -

- Large well stocked private garden, mainly to side and rear, completely enclosed by brick walls and with access to side lane
- External store and a wood storage shed
- Garage with light
- Free on street parking

No factor associated with this property.

EXTRAS: All blinds and carpets, Two fridges, gas cooker, washing machine

Not included in the sale are: wall mounted shelf units, wine racks in cellar, mirror in ground floor toilet, rise & fall fittings in dining room & kitchen, wall lights in study and bedroom 1, All artisan and antique appliance hooks, racks and rails, Towel rails in bathroom and first floor toilet, All floor standing bookcases. Curtains in the sitting room, study, stairs, and main bedroom.



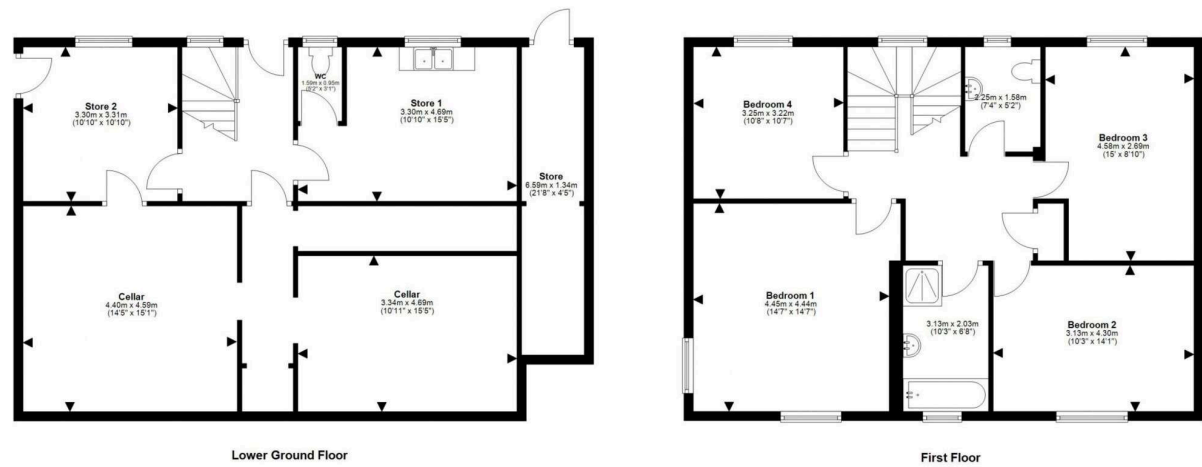
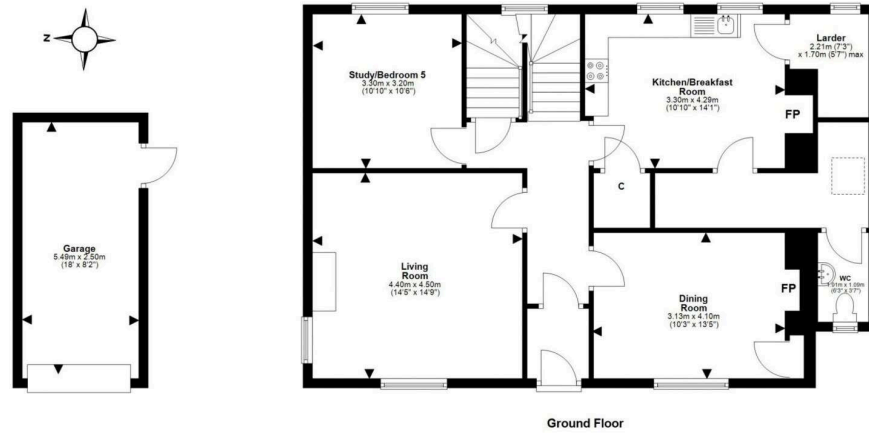
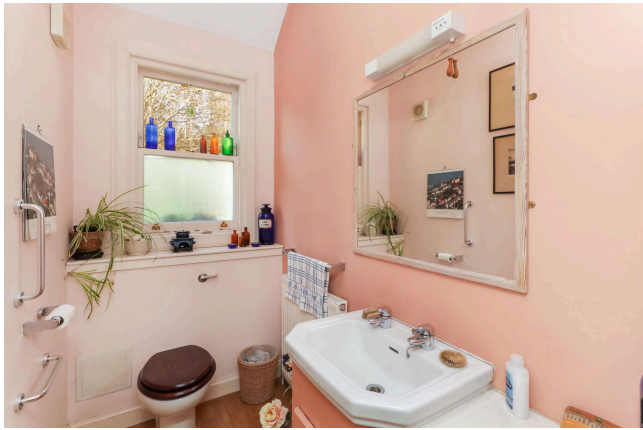
Energy Rating E, Council Tax Band G.

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. 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 easily accessible, as is the Penicuik Estate with many fine walking trails, 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.





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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.