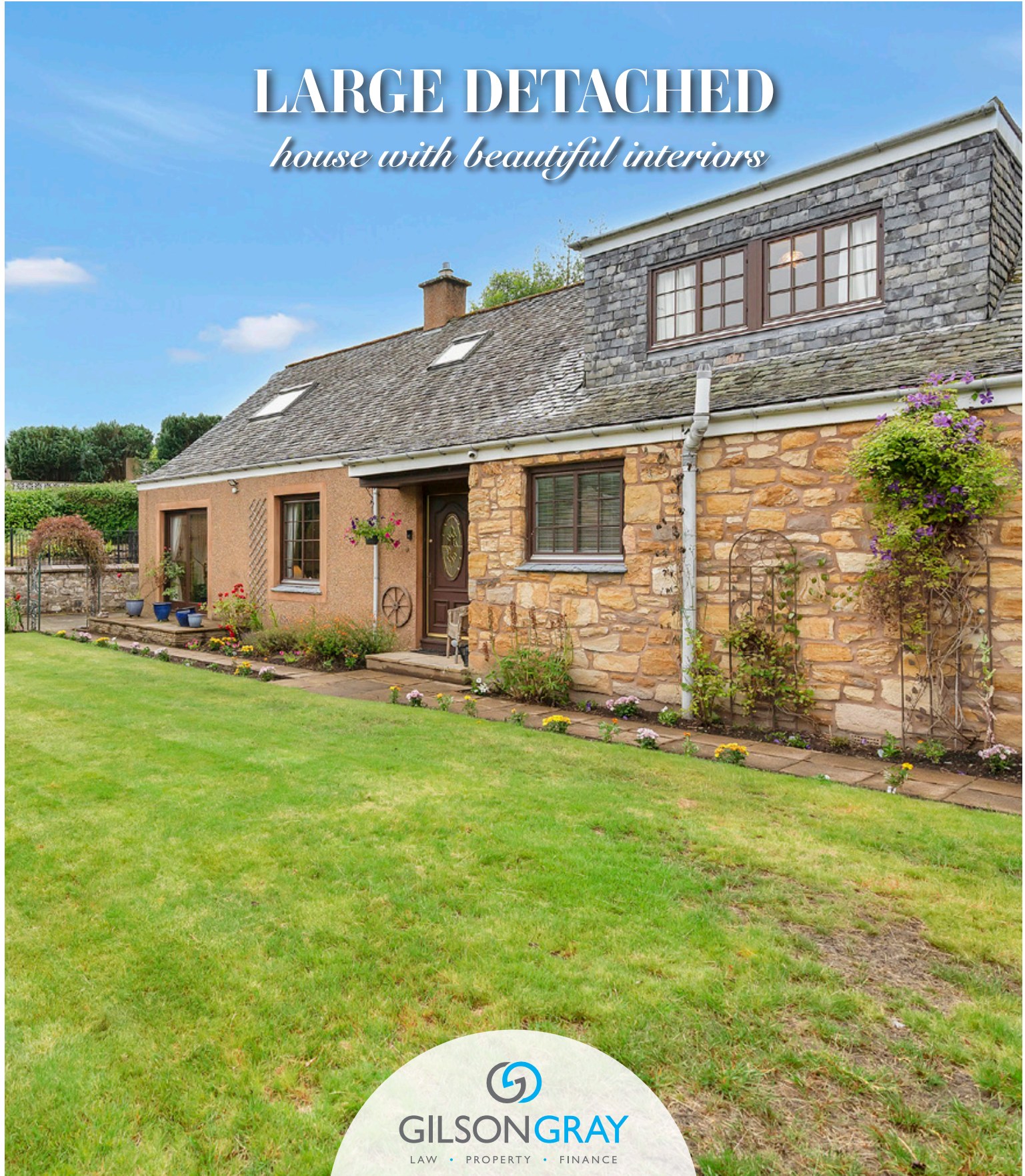


2 KIRK VIEW

Penicuik, Midlothian, EH26 8LQ

LARGE DETACHED
house with beautiful interiors



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34 Penicuik, Midlothian

Situated just ten miles from Edinburgh
city centre, at the foot of the picturesque
Pentland Hills, the thriving town of Penicuik
offers a sought-after country lifestyle with all
the advantages of city living



PROPERTY NAME

2 Kirk View

LOCATION

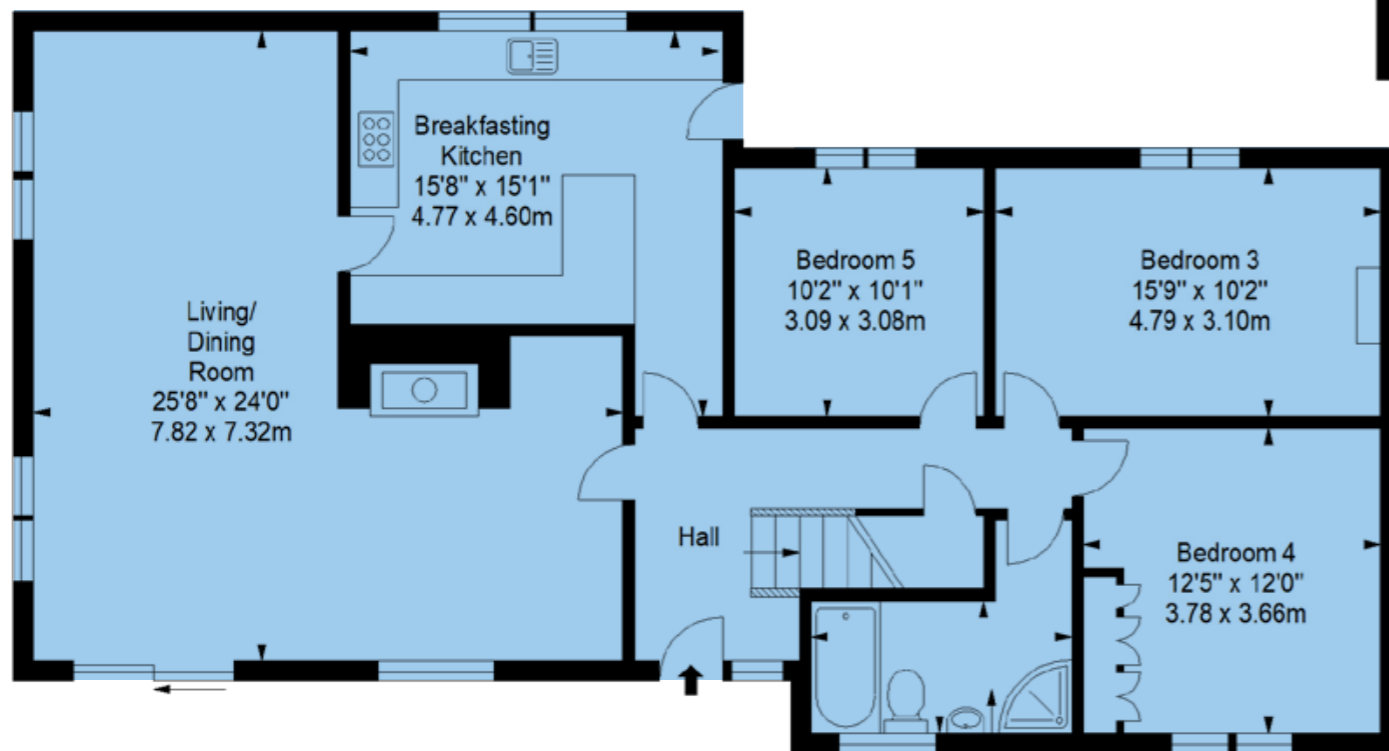
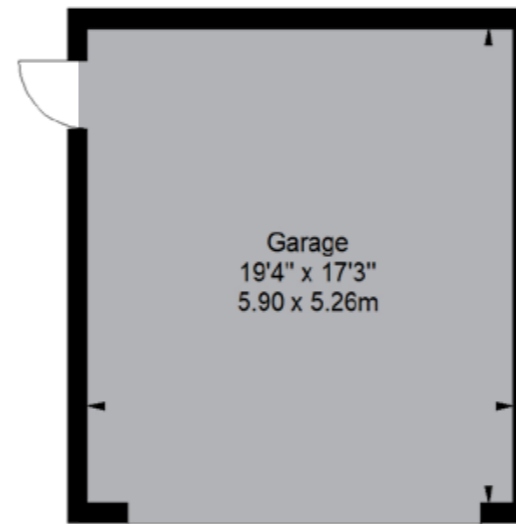
Midlothian, EH26 8LQ

● GROUND-FLOOR ● FIRST-FLOOR ● GARAGE

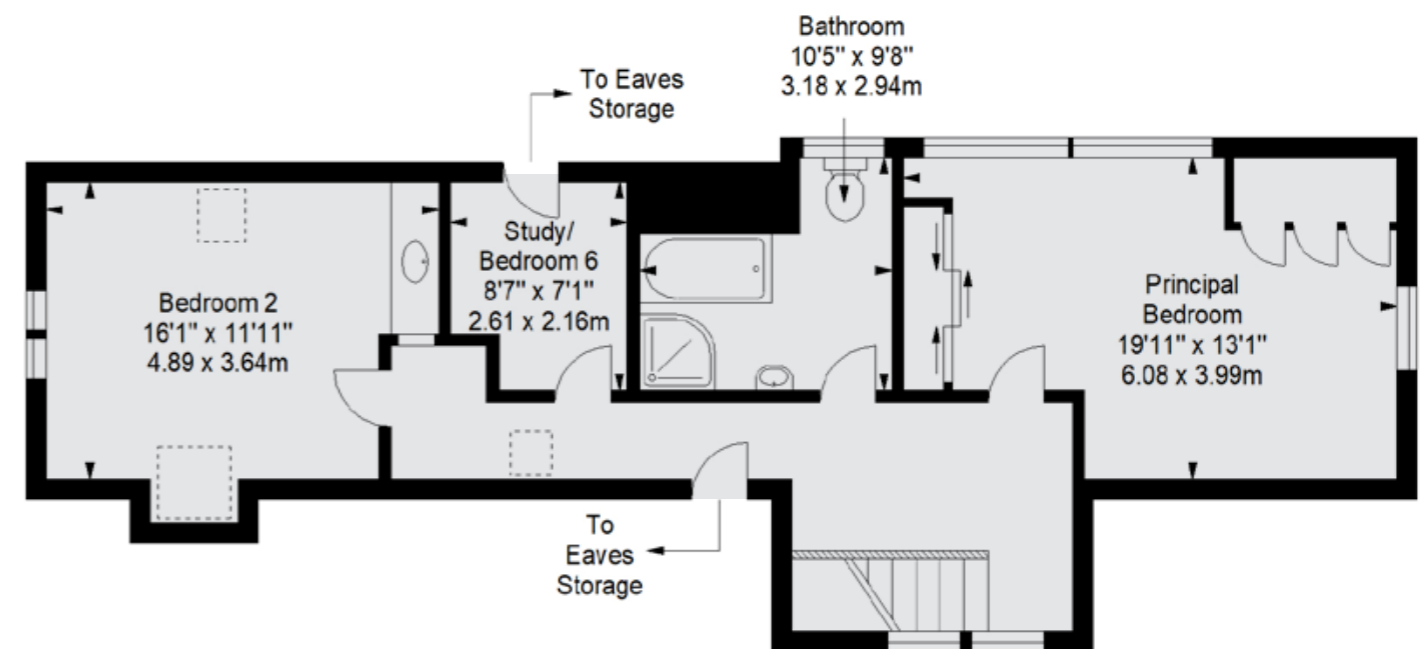
APPROXIMATE TOTAL AREA:

203.8 sq. metres (2193.7 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.



Bathroom
10'8" x 5'5"
3.25 x 1.64m



Bedroom 2
16'1" x 11'11"
4.89 x 3.64m

WELCOME TO A BEAUTIFUL DETACHED HOUSE IN PENICUIK

Set at the end of a peaceful no-through road, 10 miles from Edinburgh city centre, this large six-bedroom detached house has a desirable location on the rural edge of Penicuik. It enjoys swift access to the surrounding countryside, while remaining within easy reach of all the town offers. The Pentland Hills are also readily accessible, and the heart of Edinburgh city centre can be reached in roughly 30 minutes by car. Furthermore, the southeast-facing home is attractively presented throughout, boasting an elegant open-plan reception area, a sizeable breakfasting kitchen, and two four-piece bathrooms. It ensures families have lots of adaptable space to live and grow, while the exteriors provide ample private parking and garden areas for children and pets to play.

GENERAL FEATURES

A large detached house with beautiful interiors
Desirable location on the rural edge of Penicuik
Attractive decoration and quality finishings
Versatile accommodation to meet family lifestyles
EPC Rating - C | Council Tax band - G

ACCOMMODATION FEATURES

Bright entrance hall with understairs storage
Open-plan, dual-aspect living and dining room
Generously appointed breakfasting kitchen
First-floor landing with access to eaves storage
Five double bedrooms and a single bedroom/study
Two 4pc bathrooms both with shower cubicles

EXTERIOR FEATURES

Enclosed gardens to the front, side, and rear
Private drive area and a secure two-car garage

Secure private parking and generous garden space
that is fully enclosed



Welcome to a beautiful detached house in Penicuik, offering six bedrooms and two bathrooms, as well as secure private parking and generous garden space that is fully enclosed

DISCOVER

a large family home with superb versatility

Upon entering the home, you are greeted by a bright hall with practical understairs storage. Defined by neutral décor and a hardwood floor, it offers an inviting first impression.





OPEN-PLAN LIVING AND DINING

with dual-aspect
windows

The living and dining rooms share an expansive open-plan layout set in an L-shape to allow each section its own sense of space. It easily accommodates comfy lounge furniture and a large table for eight people (or more). Dual-aspect windows to the southwest and southeast ensure a daily flood of natural light, while patio doors extend the room out into the front garden.





Furthermore, the neutral palette enhances the airy ambience, as the wooden floor and exposed ceiling beams add a traditional touch to the elegant aesthetic. A stone-style surround inset with an electric stove provides the finishing touch.

A CLEVERLY DESIGNED KITCHEN





GENEROUSLY APPOINTED KITCHEN

with a breakfast bar

The breakfasting kitchen is cleverly designed to provide a generous range of cream-coloured cabinets alongside expansive wooden worktops with a breakfast bar return.

Splashback tiles complement the look adding texture to the neutral backdrop, altogether creating a lovely setting for quick meals and morning coffee.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (fridge, freezer, and dishwasher), gas range cooker by Rangemaster, and undercounter washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.







SIX BEDROOMS



ensuring families have lots of flexible space

The six bedrooms maintain the standards, each enjoying light decoration and soft carpeting. Divided equally, three of the rooms are on the first floor off a landing with eaves storage. These include the dual-aspect principal bedroom (which has generous built-in wardrobes), a second double-sized bedroom (with a washbasin), and a versatile single bedroom/study with further eaves storage.





A dual-aspect **PRINCIPAL BEDROOM**





THE THREE GROUND-FLOOR BEDROOMS

The three ground-floor bedrooms are all doubles, adding greater versatility to meet your lifestyle, whether used as sleeping areas or additional reception space. One features a modern fireplace, while another has fitted wardrobes.



A FOUR-PIECE BATHROOM ON BOTH FLOORS



**Two bathrooms both with
shower cubicles**

For optimal convenience, the home has a bathroom on the ground and first floors. Both have quality tile work and four-piece suites, which include a toilet, washbasin, bath, and separate shower cubicle.



THE GARDENS



A generous garden space and private parking

Externally, the property benefits from a private drive area and a large garage that can accommodate two cars. It also has fully-enclosed gardens to the front, side, and rear. The front features a southeast-facing aspect and a generous stretch of lawn framed by colourful plants. Meanwhile, the side garden provides a sizeable patio for summer dining before continuing to the rear, which is layered in two tiers with mature shrubs for a leafy backdrop. Altogether, it ensures an air of tranquillity and plenty of outdoor space for families.





PENICUIK

Midlothian



Situated ten miles from Edinburgh city centre

At the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. 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 or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools 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.



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