



5 Lower Valleyfield View, Penicuik, EH26 8NT



Welcome

Welcome to 5 Lower Valleyfield View, Penicuik - an exceptional four-bedroom terraced residence, thoughtfully extended to provide versatile accommodation across three floors. Nestled within a highly desirable modern estate, this property offers well-maintained garden grounds to the front and rear, alongside an allocated parking space for added convenience. The home is ideally positioned, granting easy access to a wide array of local amenities, shopping facilities, and excellent transport links. Presented in good clean condition throughout, this inviting family home boasts spacious and light-filled living areas, making it the perfect choice for those seeking both comfort and style. Viewing at the earliest opportunity is strongly advised.

- Entrance hallway
- Ground floor WC with front facing window
- Lovely well-appointed dining kitchen with a range of wall and base units, solid wood worktops, dual fuel range cooker, extractor, integrated dishwasher, American style fridge freezer, and washing machine, with ample space for a dining table and chairs
- Living room with twin front facing windows and under stair store
- First floor hallway with airing cupboard and under stair store
- Bedroom with front facing window
- Bedroom with rear facing window
- Bedroom with twin rear facing windows
- Family bathroom with three-piece suite with shower over the bath, shower screen, and heated towel radiator
- Upper landing with rear facing Velux window
- Main bedroom with Velux and Dormer style window to the rear, Velux window to the front, and built-in storage
- Double glazing and gas central heating
- Private garden grounds to the front and rear
- Allocated, visitor and on street parking







Penicuik

Penicuik is a thriving town situated in the heart of Midlothian, offering a blend of picturesque surroundings and convenient amenities. Set against the backdrop of the scenic Pentland Hills, the area is renowned for its outdoor leisure opportunities, including walking, cycling, and golfing. Residents benefit from a range of local shops, supermarkets, cafes, and excellent schooling, while regular public transport links provide easy access to Edinburgh and the wider region. Penicuik's welcoming community and its proximity to both nature and the capital make it an ideal location for families and professionals alike.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. Other items including free-standing white goods may be available by negotiation and are





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

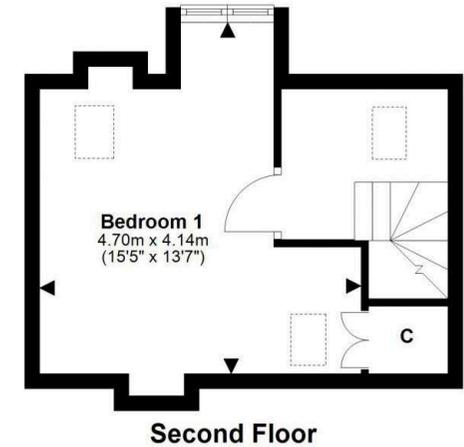
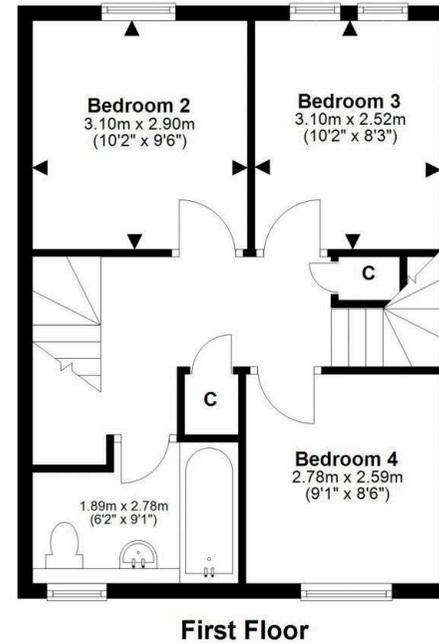
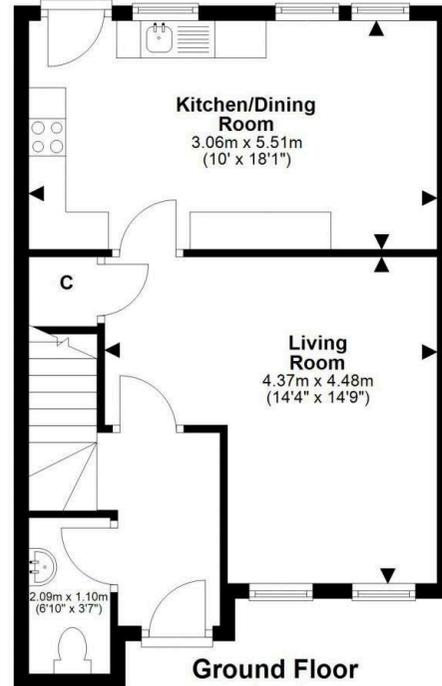
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.