



RALPH SAYER
SOLICITORS & ESTATE AGENTS

‘Seven Pines’,
Wellington Cottages

Penicuik EH26 8PS

'Seven Pines', Wellington Cottages

Set within a tranquil rural setting this stunning three bedroom detached modern villa boasts generous and immaculately presented family accommodation. Sitting on an extensive plot, beautifully landscaped gardens lie to the front, side and rear along with a gravel driveway and parking leading to the integral garage.

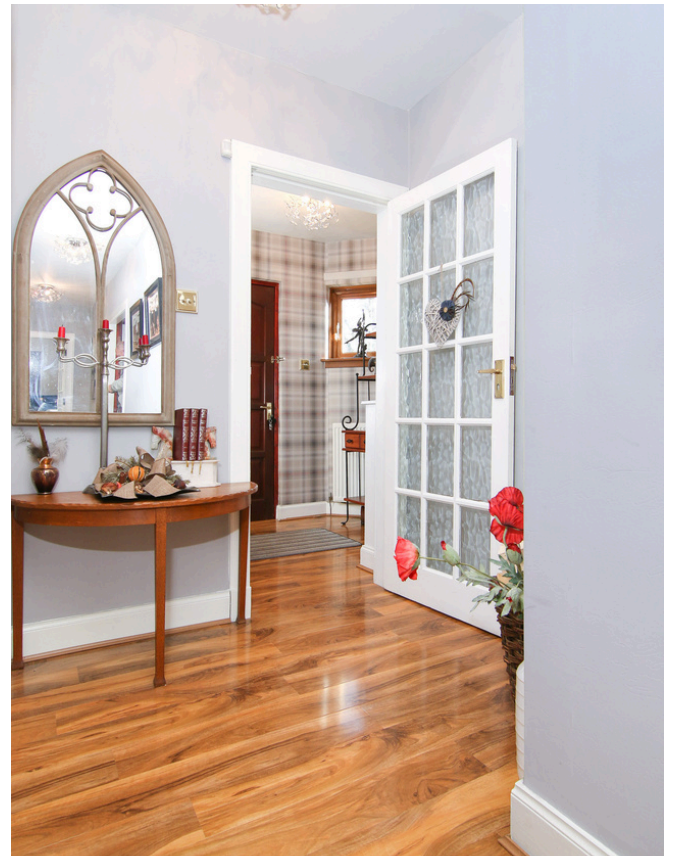
A generous entrance vestibule leads into a welcoming hallway. On the left glazed French doors lead to an elegant sitting room with feature wood burning stove and have patio doors leading onto a secluded decked seating area. An impressive kitchen/diner is situated to the rear, a perfect space for entertaining, where two sets of patio doors flow into a spectacular conservatory which then leads into the rear garden. The kitchen allows for a large central dining table and a central island unit sits opposite a 'homely' AGA styled oven. A pantry and utility lie just off the kitchen and supplements the already generous storage. The large conservatory offers an extra room for hosting or relaxing with your coffee in the morning. Across the hall is the formal dining room and downstairs WC. Upstairs, are three particularly generous double bedrooms and a luxurious family sized bathroom. The magnificent master bedroom features a dressing area with deep built-in wardrobe and a lavish en-suite shower room. The property further benefits from attic space, double glazing, oil fired central heating, single garage and garden shed.

“Set within rolling countryside on the outskirts of Penicuik, this stunning detached villa offers tranquil rural living, close to modern conveniences & the city with-in easy reach”

Home Report Value - £425,000









Set with-in extensive landscaped grounds, surrounded by rolling countryside







Property Summary



- Entrance vestibule & hall
- Elegant Sitting room with wood-burning stove
- Dining room
- Conservatory
- Generous kitchen/diner
- Pantry & Utility room
- Downstairs WC
- Master bedroom with En-suite
- Further two double bedrooms
- Family bathroom
- Oil fired central heating & double glazing
- Beautiful landscaped gardens to the front, side & rear
- Driveway to front, leading to integral garage
- EPC Rating - C | Council Tax Band - D

Extras: fitted floors, light fittings, curtains, and integrated dishwasher, and garden shed to be included in the sale.



Location

Penicuik is a thriving town, situated approx. 9 miles south of Edinburgh city centre. Due to its proximity to Edinburgh, it has become popular with commuters. It shelters beneath the south eastern slopes of the Pentland Hills and lies along the northern bank of the River North Esk.

Local amenities are what you would expect from a large town, high street names, mixed with independent shops, and a large Tesco store. There are several primary schools, two secondary, a library and rejuvenated leisure centre with swimming pool. The town offers a wide variety of cafes, bars and restaurants, for your entertainment.

Surrounded by countryside, an excellent choice of outdoor activities are available, fabulous walks in the Penicuik Estate, surrounding the historic Penicuik House, the Pentlands Regional Park, includes walking, mountain biking, horse riding, the dry ski slope and a number of golf courses, with the local Glencorse Golf Club, a 5 minute journey. On the outskirts of Penicuik is the Bush Estate, which now comprises, the Edinburgh Science Park, Moredun Institute and the Easter Bush campus of Edinburgh University. Ideally placed for visiting the capital of Scotland and its attractions, it is serviced by a regular 10 minute bus service operating into the city, the city by pass is within easy reach and the Scottish Borders are easily accessible by car or bus service.



Let us help you find your next
dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Total Area: approx.
191.0 sq.metres (2055.5 sq. feet)
(Including Conservatory. Not in including Garage)

