



15 Porterfield Crescent, Penicuik, Midlothian, EH26 0FP

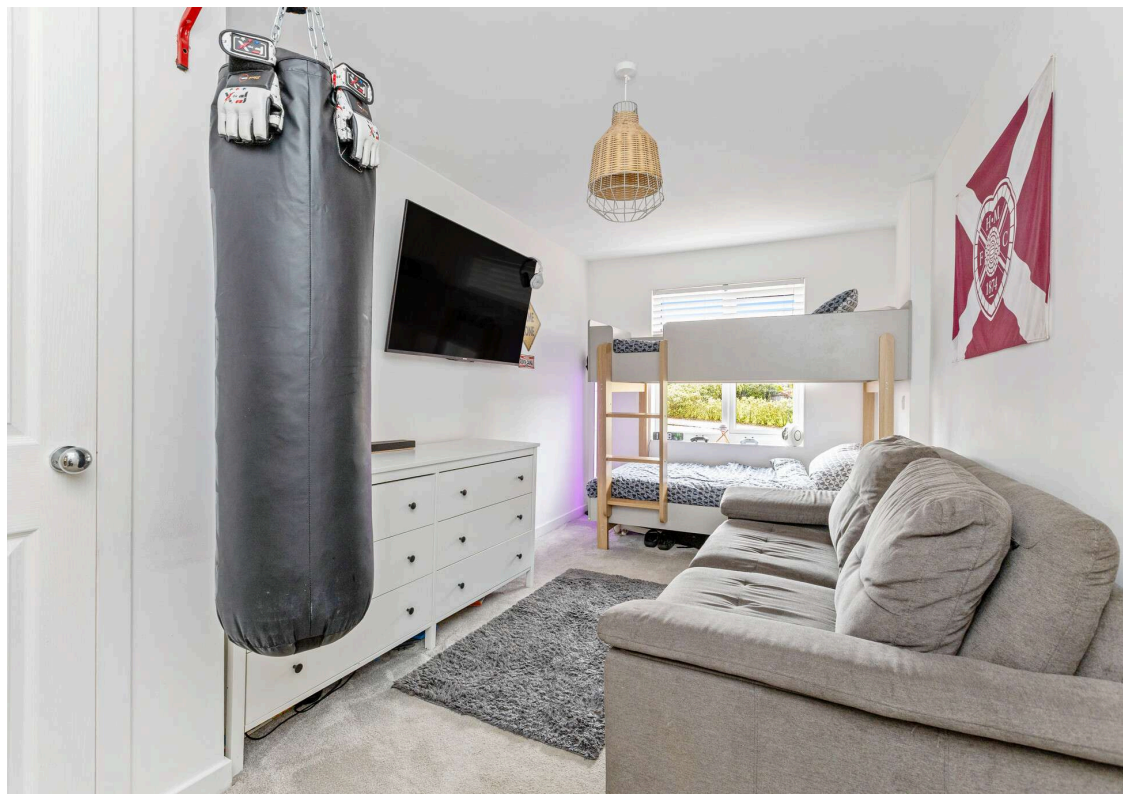


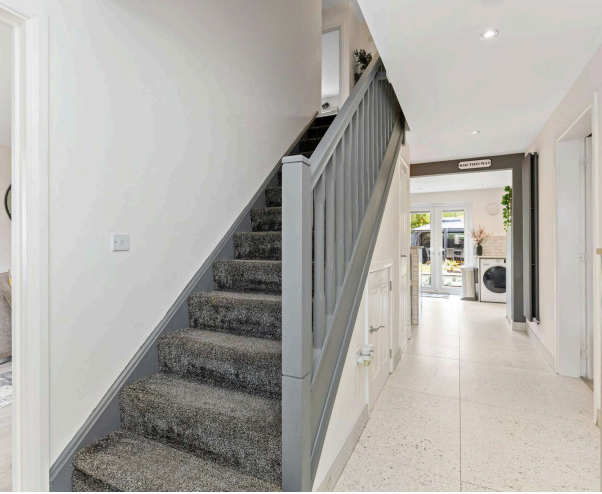
## Welcome

Welcome to 15 Porterfield Crescent, a beautiful as new stunning family home situated in a much sought after modern development. We are delighted to present to the market this gorgeous bright and spacious, extended, five-bedroom, master bedroom en-suite, ground floor guest bedroom with en-suite, and additional Jack and Jill en-suite to bedrooms three and four, providing exceptional family accommodation in the lovely Midlothian town of Penicuik. Offered in as new condition with a host of additional extras and improvements, this property would make the ideal choice for those with families or professional couples. There are private garden grounds to the front and rear with a driveway for off street parking. This ideal family home and its location are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with under stair storage
- Ground floor guest bedroom with gorgeous en-suite shower room
- Spacious living room with front facing window and built-in feature media wall
- Superbly fitted modern dining kitchen and family room with a range of base and wall units, built-in bar for entertaining, a host of integrated appliances, under counter appliances and American style fridge freezer
- Upper hallway with Ramsay ladder loft access and store cupboards
- Main bedroom with front facing window, and built-in wardrobes
- Superb en-suite shower room with double shower base, overhead raindrop shower and attachment, bowl sink with vanity unit, and wc
- Bedroom three, windows to the front, built-in wardrobes, and access to the Jack and Jill shower room
- Bedroom four with rear facing window, and access to the Jack and Jill shower room
- Bedroom five with rear facing window
- Stunning family bathroom with stand alone bath, his and hers bowl sinks, vanity unit, and wc
- Gas central heating with upgraded radiators, solar panels, double glazing, CCTV, alarm system, and electric vehicle charging point
- Lovely garden grounds to the front and rear, ideal for outside entertaining and relaxation
- Garden shed and storage
- Driveway for off-street parking





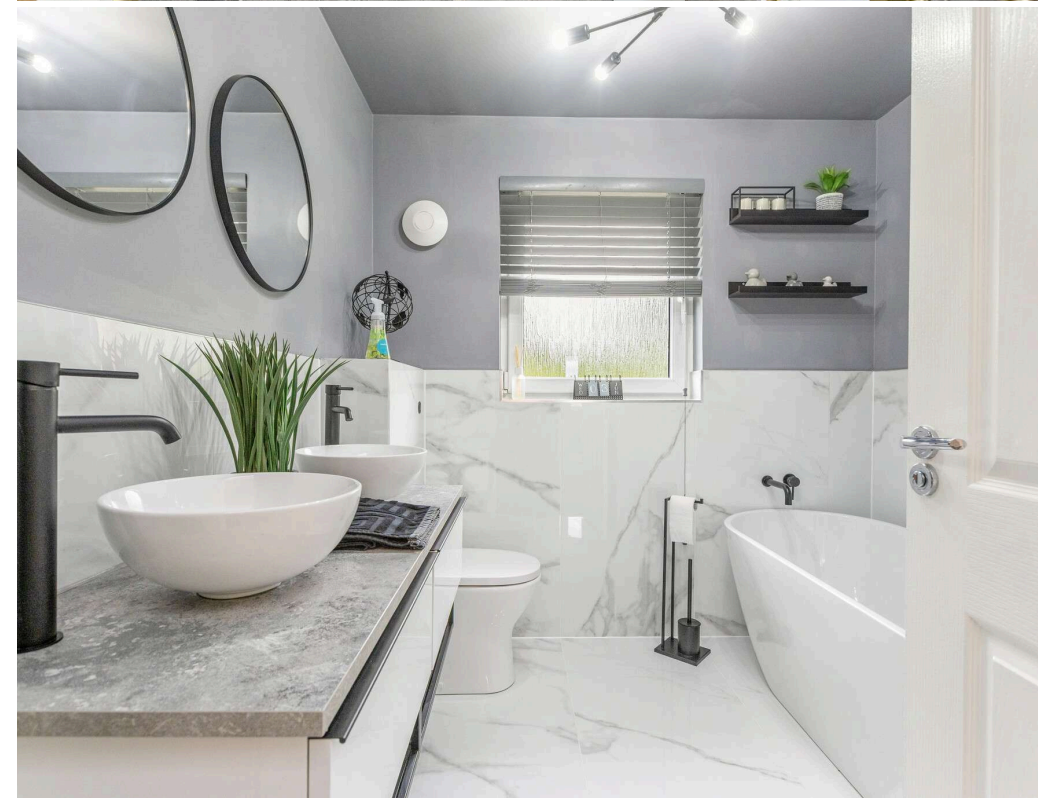


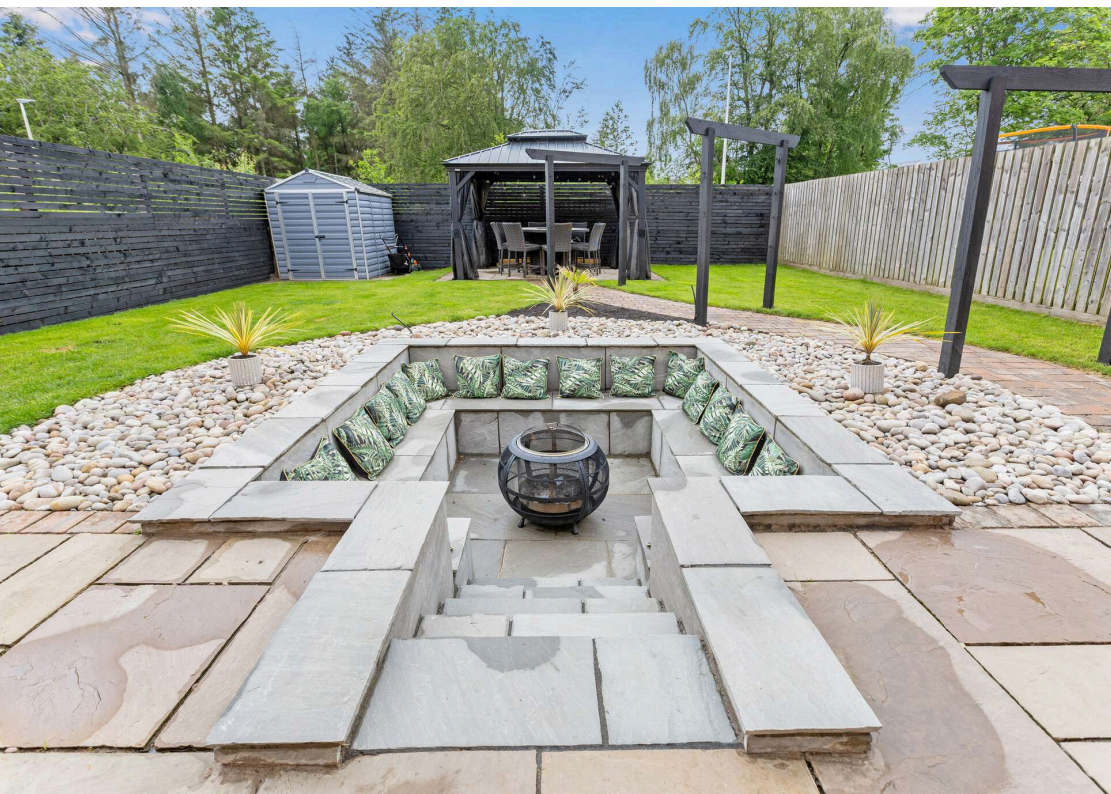
## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 also easily accessible and there is skiing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation and are subject to offer.





# Get in touch

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 0131 240 3818

Property Hub:

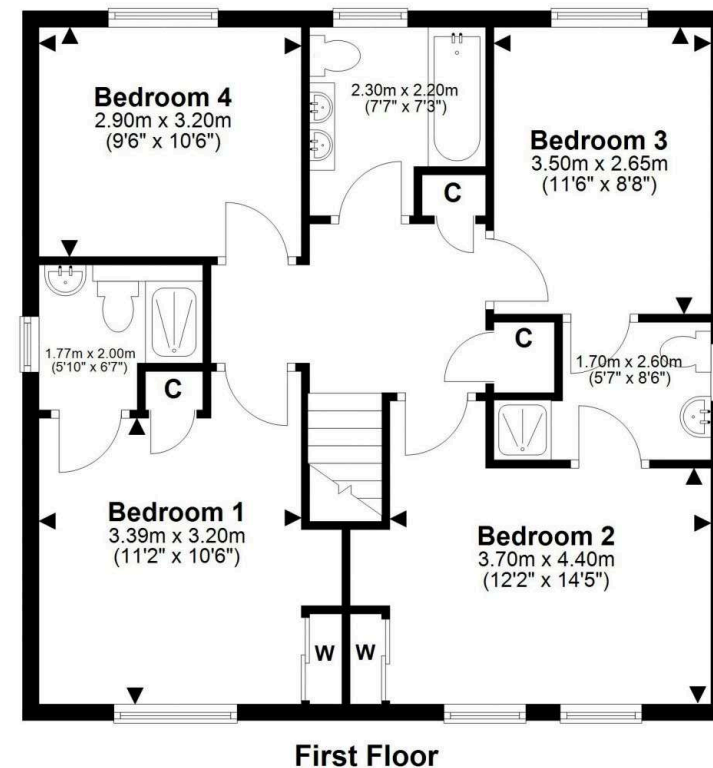
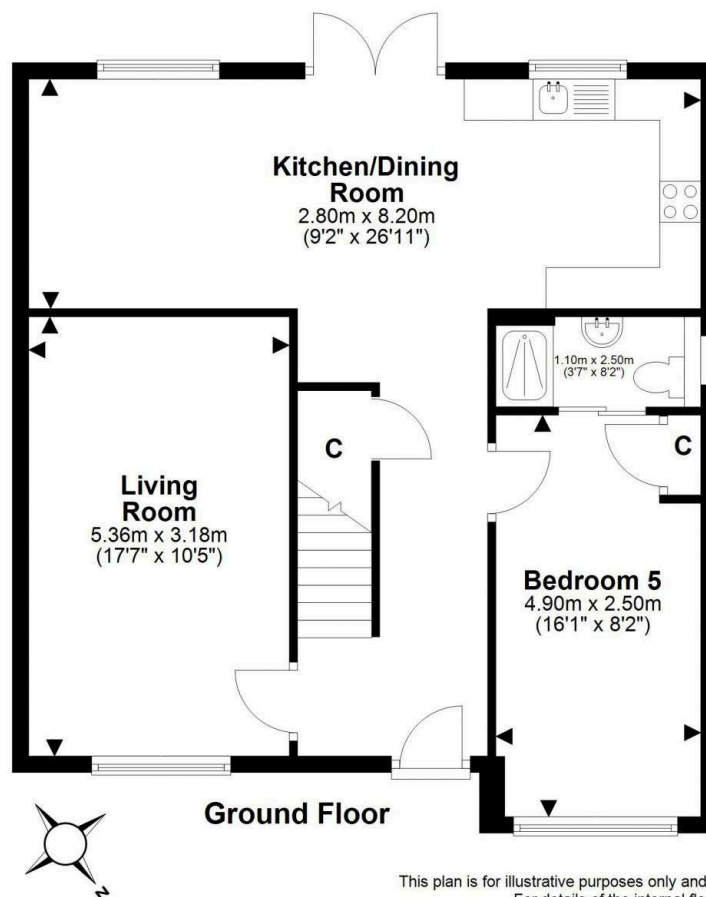
25-27 High Street, Dalkeith  
EH22 1JB

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.