



Valleyfield House
17 High Street
Penicuik
EH26 8HS



Valleyfield House is an imposing and significant residence filled with over two hundred years of history and charm. with original features aplenty. The well-proportioned accommodation inspires with potential to further enhance the interiors to fulfil 21st century aspirations. A raft of amenities are close at hand, with the house nestled in the heart of the town yet offering a feeling of a countryside setting only 10 Miles from Edinburgh city centre.

GROUND FLOOR: Entrance Vestibule, Hallway, Two Workshops, Library, Bedroom with en-suite Shower Room and Rear Hall.

FIRST FLOOR: Landing, Hallway, Bedroom, Utility Room and Bathroom with WC.

UPPER FIRST FLOOR: Kitchen, Drawing Room, Sitting Room, Bathroom with Separate WC Compartment off and Rear Hall.

ATTIC LEVEL: Landing, Four Bedrooms and Shower Room with WC.

The gross internal floor area extends to 549m² or thereby excluding the attic storage areas.

Externally, The property's access road is via a pend from the High Street (No.17). It has a large driveway able to accommodate several cars and is set in well established grounds with mature shrubs, trees and planting. There is a structure which was previously a billiards room located in the grounds which could be restored and reimagined, and several other outbuildings, stores and cellars.



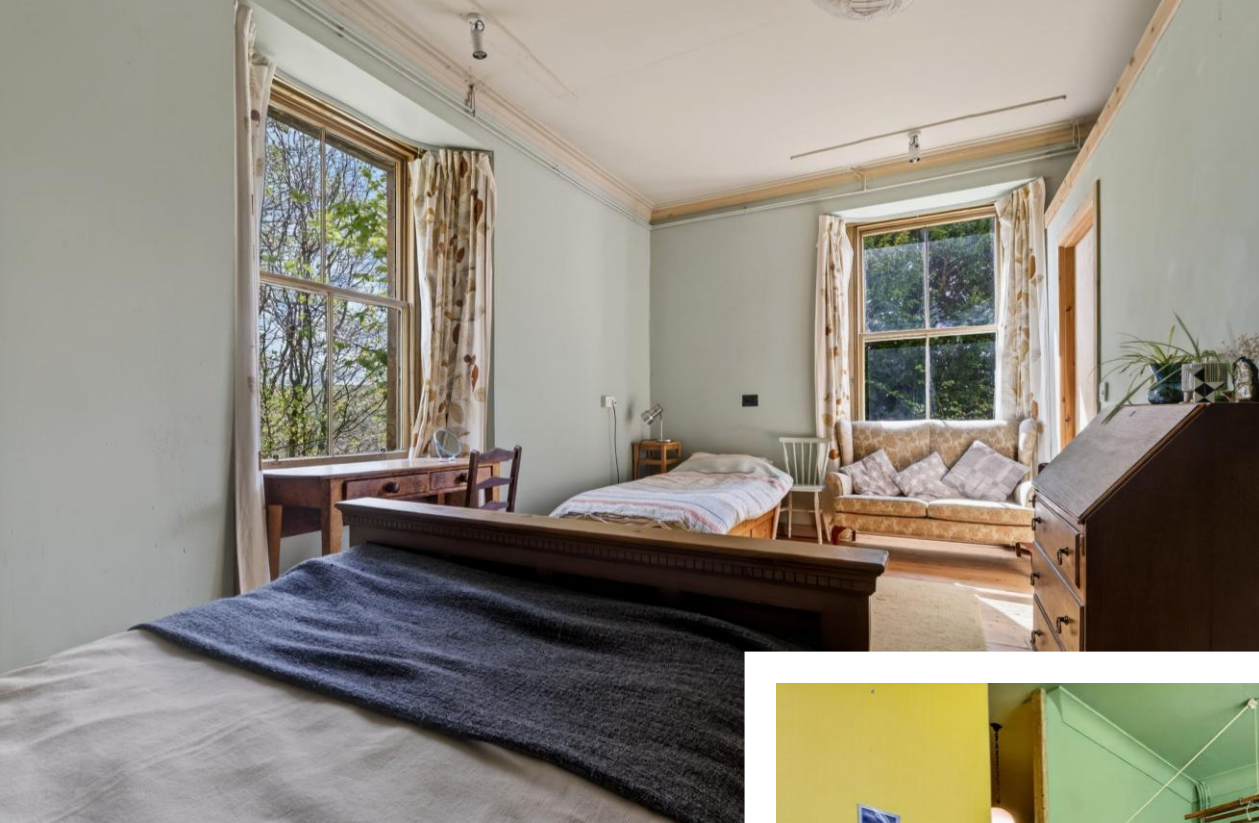
Viewing by appointment on 0131 524 3800



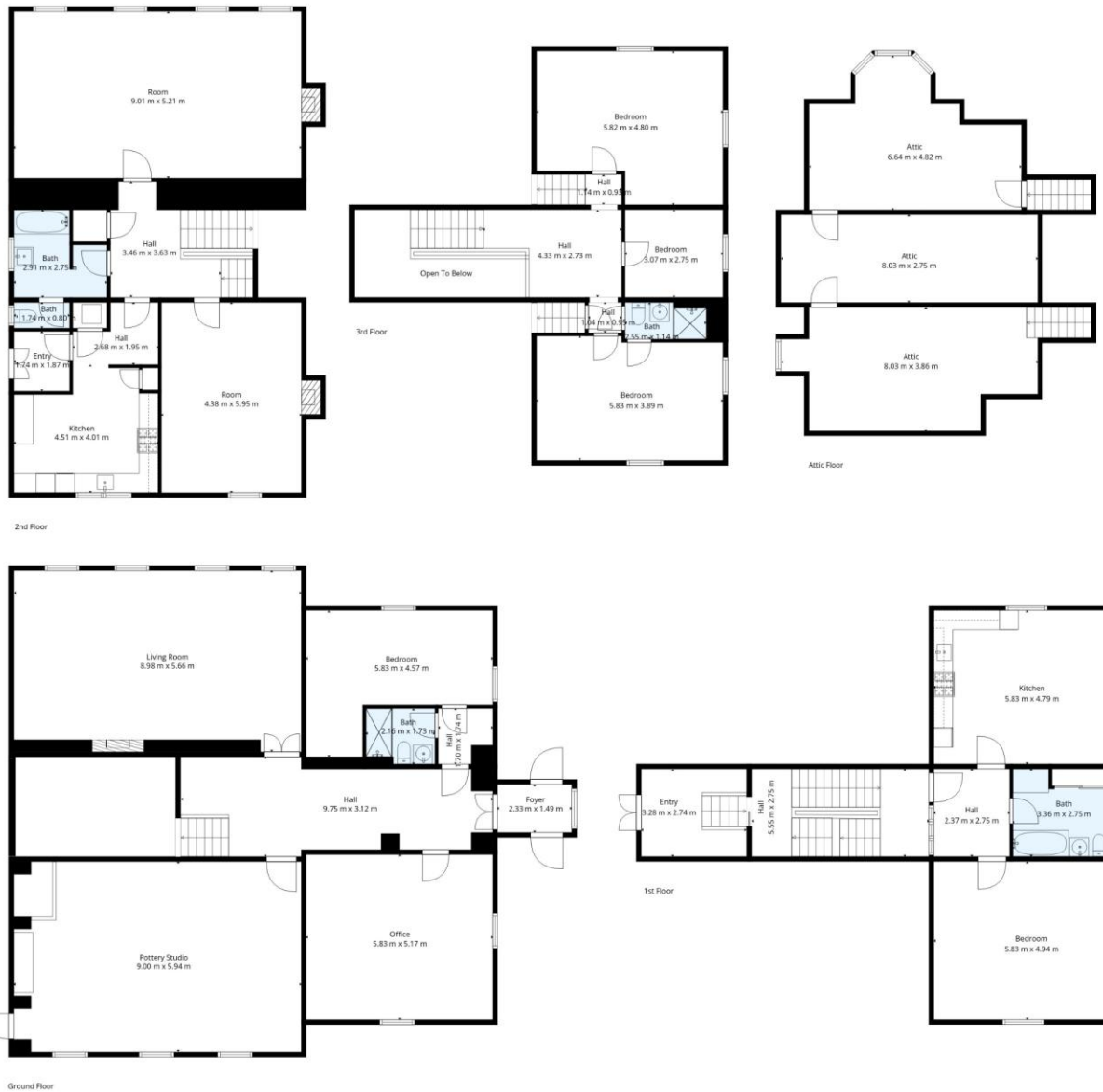












2nd Floor

Ground Floor

Total: 503 m²

Ground Floor: 198 M², 1st Floor: 91 M², 2nd Floor: 131 M², 3rd Floor: 81 M², Attic Floor: 2 m²
 Excluded Areas: Entry: 9 M², Fireplace: 2 M², Open To Below: 9 M²,
 Low Ceiling: 19 M², Attic: 57 M², Walls: 44 m²

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.





Church

Manse

Sepulchral Monument
(French Prisoners of War)

St. Mungo's
Well

Valleyfield
House

Valleyfield

Mills
(Paper)

Royal Hotel

New Railway
Tavern Inn

Inn

THE SQUARE

BANK STREET

HIGH STREET

W.T.

620

613

603

B.M.
6227

318a
3.628

319
7.966

537





Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, independent shops, community owned and run Penicuik Storehouse, Tesco and Lidl supermarkets, post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library and a leisure centre with a gym and swimming pool. Lying between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.

EPC Rating- D
Council Tax Band- G
What3words- began.duke.pave (pend entrance)





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* Please contact us for a free consultation or valuation

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