



4 Valley Field View, Penicuik, Midlothian, EH26 8NA

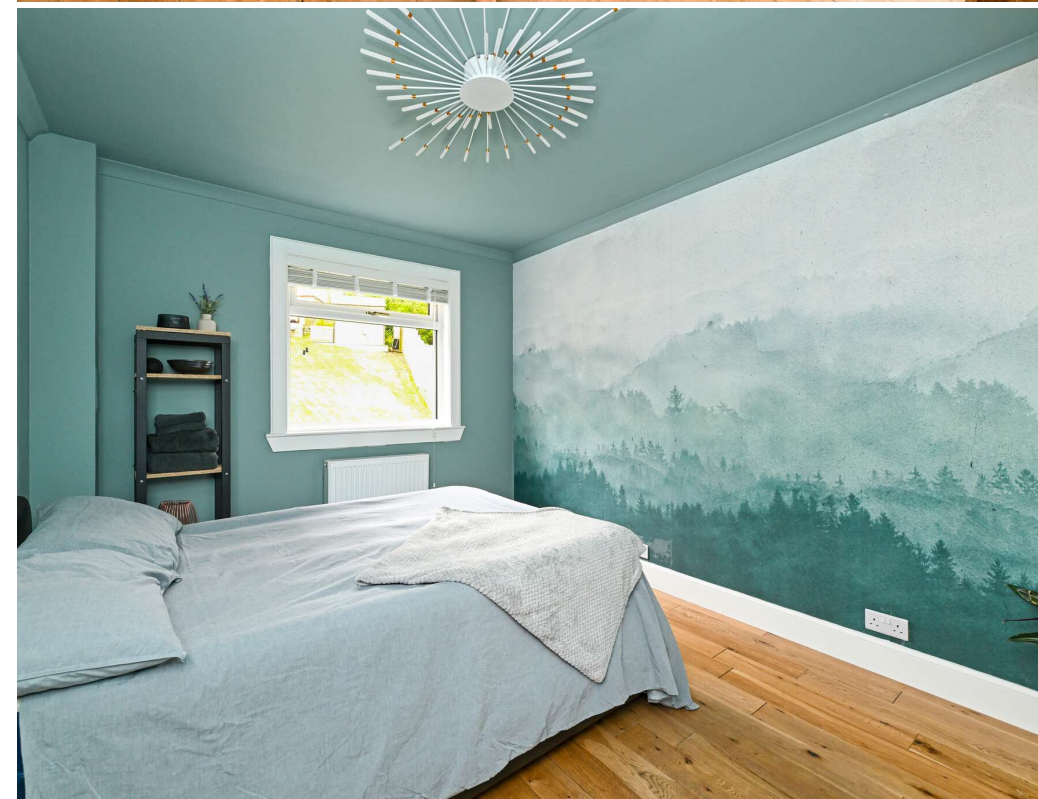


Welcome

Welcome to 4 Valleyfield View - a rare opportunity to acquire a truly bespoke detached residence offering exceptional living and entertaining space throughout. Set within one of Penicuik's most desirable and tranquil locations, yet only a short walk from the town centre, this impressive four bedroom, three bathroom home is offered for sale in immaculate, turn-key condition. The property has been extensively enhanced inside and out by the current owners, showcasing high quality finishes, luxury fittings, and a thoughtful design ideal for growing families and professionals seeking something unique. Two private driveways, together with an integral garage, provide excellent off-street parking for multiple vehicles. The garage is equipped with light and power. Additional features include double glazing, gas central heating, a log burning stove, and beautifully presented décor. Externally, the outstanding landscaped gardens offer multiple dedicated entertaining areas, a summerhouse, and a hot tub, creating an exceptional outdoor living environment. Early viewing is strongly advised. This remarkable home stands out in today's market and is certain to attract significant interest.







- Entrance reception hallway with built-in storage
- Open plan living, dining, and kitchen area, designed for dinner parties and entertaining with tri-fold doors to the front, and bifold doors to the rear, providing a seamless connection to outside areas
- Living space with log burning stove, fireplace and built-in log storage
- Stunning kitchen and dining space with a host of units and breakfasting island with marble work surfaces, Quooker instant hot water tap, and a vast range of quality integrated appliances, with plumbed American style fridge freezer, and under counter dishwasher
- Utility room with a range of base and wall units, with a washer dryer
- Gorgeous ground floor family bathroom featuring a four-piece suite, with bath, corner shower cubicle with electric shower, wc, sink with vanity unit, heated towel radiator, wall mirror, and shaving point
- Guest bedroom with twin front-facing windows and built-in double wardrobes
- En-suite shower room with overhead raindrop shower and attachment, wc, and sink with vanity unit
- Bedroom three (currently used as an office) with window to the front and built-in shelved storage
- Bedroom four with rear-facing window
- Inner hallway with stairs to the upper level and bespoke built-in under stair storage
- Upper hallway with study/seating area and Velux windows to the front and rear
- Impressively large principal bedroom with dormer front-facing window, French doors with Juliet balcony to the side, and built-in eaves wardrobe storage
- Dressing room with built-in wardrobes and additional storage, large wall mirror, and Velux window to the front
- Simply stunning four-piece bathroom, the ultimate in opulence and style, with stand-alone Victorian style bath, double walk-in shower cubicle with overhead raindrop shower, shower attachment and body jets, wc, sink with vanity unit, benefitting from underfloor heating
- Gas central heating, double glazing, and log burning stove
- Two private driveways and an integral garage providing excellent off-street parking for multiple vehicles





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, all integrated appliances, and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.





Get in touch

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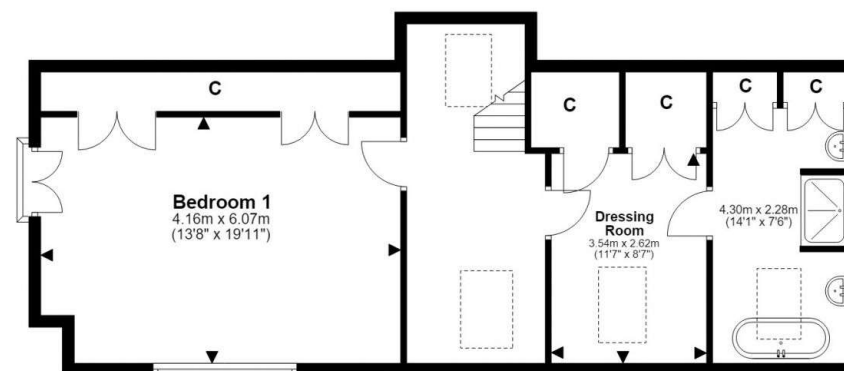
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

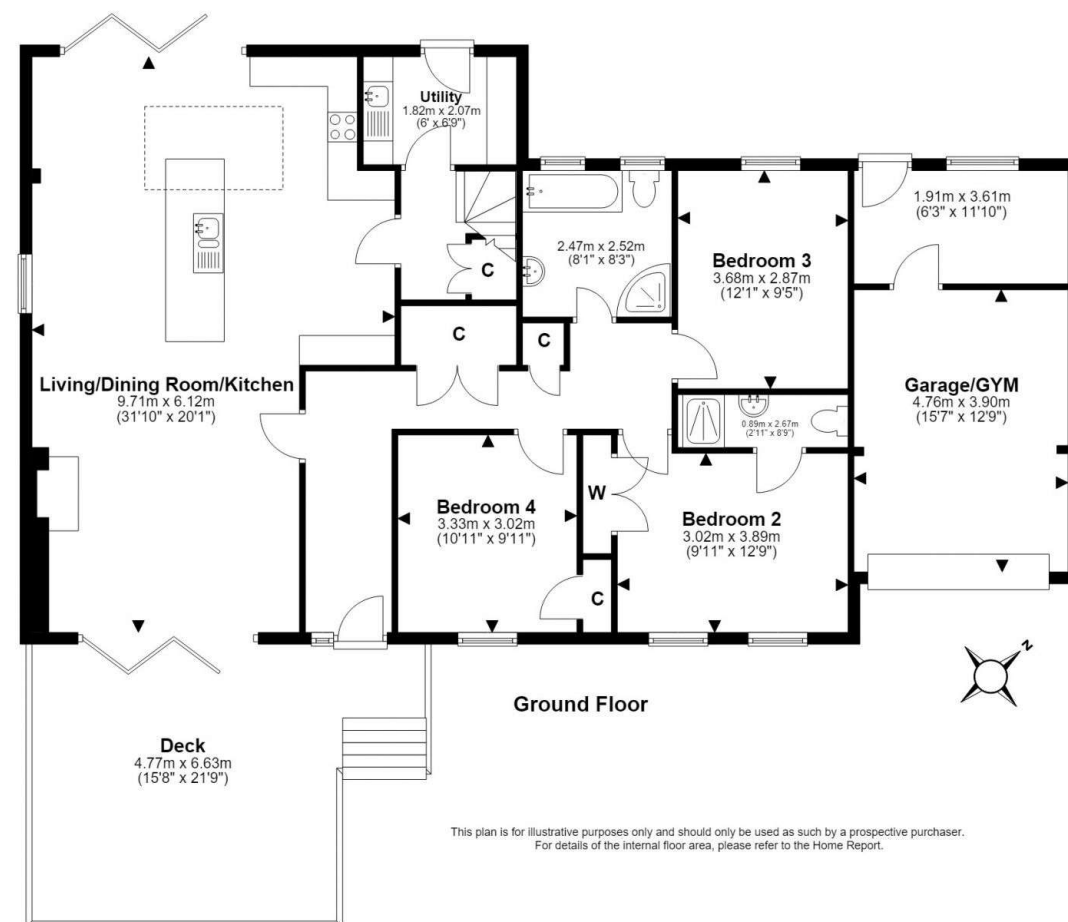
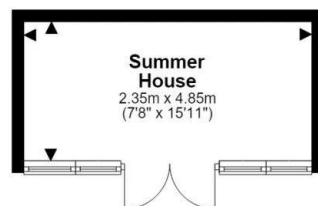
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



First Floor



Ground Floor

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.