



7 LOWER VALLEYFIELD VIEW

Penicuik, Midlothian, EH26 8NT



1

Public Room



3

Bedrooms



1

Bathroom



7 LOWER VALLEYFIELD VIEW

This attractive mid-terraced family home lies on the leafy fringes of popular Penicuik, within a mile of high street shopping, local schools, bus links, and tranquil riverside walks. The comfortable, modern interiors offer two double bedrooms and a versatile third bedroom, all with storage, a bathroom featuring a shower-over-bath, and a convenient ground-floor WC. A south-facing living room (with built-in storage) is open to a dining room and connects to the breakfasting kitchen, which provides direct access to an enclosed rear garden with a shed and a peaceful woodland outlook. An inviting front garden, an allocated parking space and ample, unrestricted on-street parking complete the home.







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EPC
RATING

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COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- Mid-terraced family home with a leafy edge-of-town setting
- Bright and comfortable modern interiors
- Practical entrance hall with WC
- South-facing living room with storage, open to a dining room
- Breakfasting kitchen with living room and rear garden access
- Two double bedrooms and a versatile third bedroom (all with storage)
- Tastefully styled bathroom with shower-over-bath
- Inviting front garden
- Enclosed rear garden with shed and a woodland outlook
- An allocated parking space and on-street parking









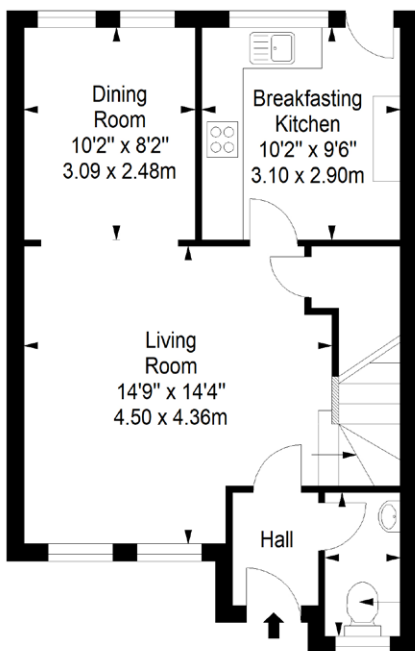
Extras: All fitted floor and window coverings (curtains and blinds), light fittings, and kitchen white goods (fridge/freezer and washing machine) are included in the sale.



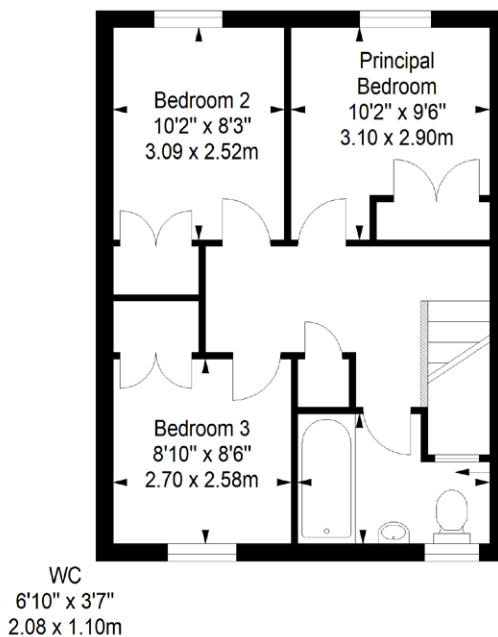
PENICUIK, MIDLOTHIAN

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

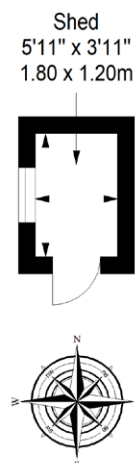
Ground Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



First Floor
Approx. 41.5 sq. metres (446.7 sq. feet)



Shed
Approx. 2.2 sq. metres (23.7 sq. feet)



Total area: approx. 85.7 sq. metres (922.5 sq. feet)

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