



27

Dolomite Drive

Penicuik, Edinburgh, EH26 0GQ



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Welcome to

an executive four-bedroom (plus study) detached house which offers large families a picturesque setting in Penicuik, as well as a wealth of interior and exterior space that is finished to exceptional standards.

A picturesque location

in sought-after Penicuik

Presented in walk-in condition, this beautiful four-bedroom (plus study) detached house is an exclusive family home with neutral styling and a host of luxurious features. The spacious, light-filled rooms have access to generous built-in storage, as well as the convenience of a high-end family bathroom, two en-suites, and a WC. A central highlight is the expansive open-plan reception area and generously appointed kitchen, providing a stylish space for all occasions. It further boasts ample private parking (including an electric vehicle charger) and a substantial garden. Furthermore, the home forms part of an exclusive modern development with a family-friendly location in Penicuik, offering swift access to the Pentland Hills and an easy commute to Edinburgh.

General Features

- Executive detached house in walk-in condition
- Part of an exclusive modern development
- Picturesque location in sought-after Penicuik
- Neutral interiors with high-quality fixtures

Accommodation Features

- Entrance hall with understairs storage and a WC
- Spacious living room with south-facing aspect
- Open-plan kitchen/family/dining room with:
 - Well-appointed, integrated kitchen
 - Bi-folding doors to the rear garden
- Separate utility room with rear garden access
- Naturally-lit landing with an airing cupboard
- Four double bedrooms with built-in wardrobes
- Flexible study for home working or creative use
- Two modern three-piece en-suite shower rooms
- Four-piece family bathroom with shower cubicle
- Gas central heating and double-glazed windows
- Solar-panelled roof and efficient Mixergy tank

Exterior Features

- Neatly-kept front garden for added kerb appeal
- Large, enclosed rear garden with lawn and patio
- Driveway with EV charger and an integral garage





A large executive home

Presented
in walk-in
condition

Nestled behind a neat front garden, the home enjoys instant kerb appeal. Stepping inside, a bright hall continues the lovely introduction, with its crisp white décor and Amtico floor flowing throughout the ground level. It also has practical understairs storage and a handy WC.



Unwind

in a spacious reception room with a suntrap aspect

The living room has a spacious footprint for an excellent choice of comfy furnishings. It allows for various layouts and presents buyers with a clean slate that is easy to personalise. South-facing windows further enhance the space, bringing a flood of natural light into the home. It is a delightful setting for unwinding.





The Sociable

heart of the home



The open-plan kitchen, family and dining room is the sociable heart of the home. It spans over 325 square feet, accommodating a lounge area and a large table which can all be neatly zoned – ideal for family time and lively dinner parties. Bi-folding doors to the rear garden complete the promise, allowing a seamless indoor-outdoor flow for entertaining. Meanwhile, the kitchen sports an inspired monochrome aesthetic with a generous range of white cabinets and granite-style worktops backed by matching splashbacks.



Seamless

indoor-outdoor flow
for entertaining

Under-unit lighting further brightens the cooking area, while integrated Siemens appliances create a cohesive finish (induction hob, concealed extractor, oven, microwave combi oven/grill, fridge/freezer, and dishwasher). The kitchen is also supplemented by a separate utility room with alternate garden access.



The kitchen
is also
supplemented
by a separate
utility room
with alternate
garden access.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances to be included in the sale. The washing machine and tumble dryer may be available by separate negotiation.

The bedrooms



Bedroom 2



Boasting far-reaching country views and modern en-suite shower rooms in the principal and second bedroom.



Lots of adaptable space

to meet your family's needs

The four bedrooms are all spacious doubles with built-in wardrobes for added convenience. The south-facing principal and second bedrooms also boast far-reaching country views and their own modern en-suite shower room as well. These rooms and the third bedroom are all neutrally decorated and laid with soft carpet. The fourth

bedroom, on the other hand, has an olive-toned accent wall and Amtico flooring. It is currently arranged as an office, in addition to a flexible study that can be used creatively, ensuring lots of adaptable space to meet your family's needs.





The principal suite & modern three-piece en-suite shower room

Bathrooms

Finished to high standards



In addition to the WC and two en-suites, this property features a family bathroom that is of equally high standards. It is equipped with a four-piece suite comprised of a hidden-cistern toilet, a storage-set washbasin below an illuminated mirror, a ladder-style towel radiator, a bath, and a walk-in shower

cubicle. The property ensures optimal comfort and efficiency thanks to double-glazed windows, gas central heating, a Mixergy tank, and a solar-panelled roof, where surplus energy is used to heat the hot water, lowering energy bills and further increasing the home's efficient nature.





“...a four-piece suite comprised of a hidden-cistern toilet, a storage-set washbasin below an illuminated mirror, a ladder-style towel radiator, a bath, and a walk-in shower cubicle.”



A large garden for all the family



Backed by a mature tree line, the rear garden offers excellent privacy and a safe space for all family members, coming fully enclosed by a high fence. It begins with a patio area for summer dining, before stepping down to a large lawn that is perfect for playing children and free-roaming pets. Private parking is to the front via a monoblock driveway with an Ohme Home Pro electric vehicle (EV) charger and an integral single garage with access to the utility room.

Factor: The factor is managed by Ross and Liddell at an approximate yearly cost of £180, which includes communal maintenance.

Property Name

27 Dolomite Drive

Location

Penicuik, EH26 0GQ

Approximate total area:

178.0 sq. metres (1916.0 sq. feet)

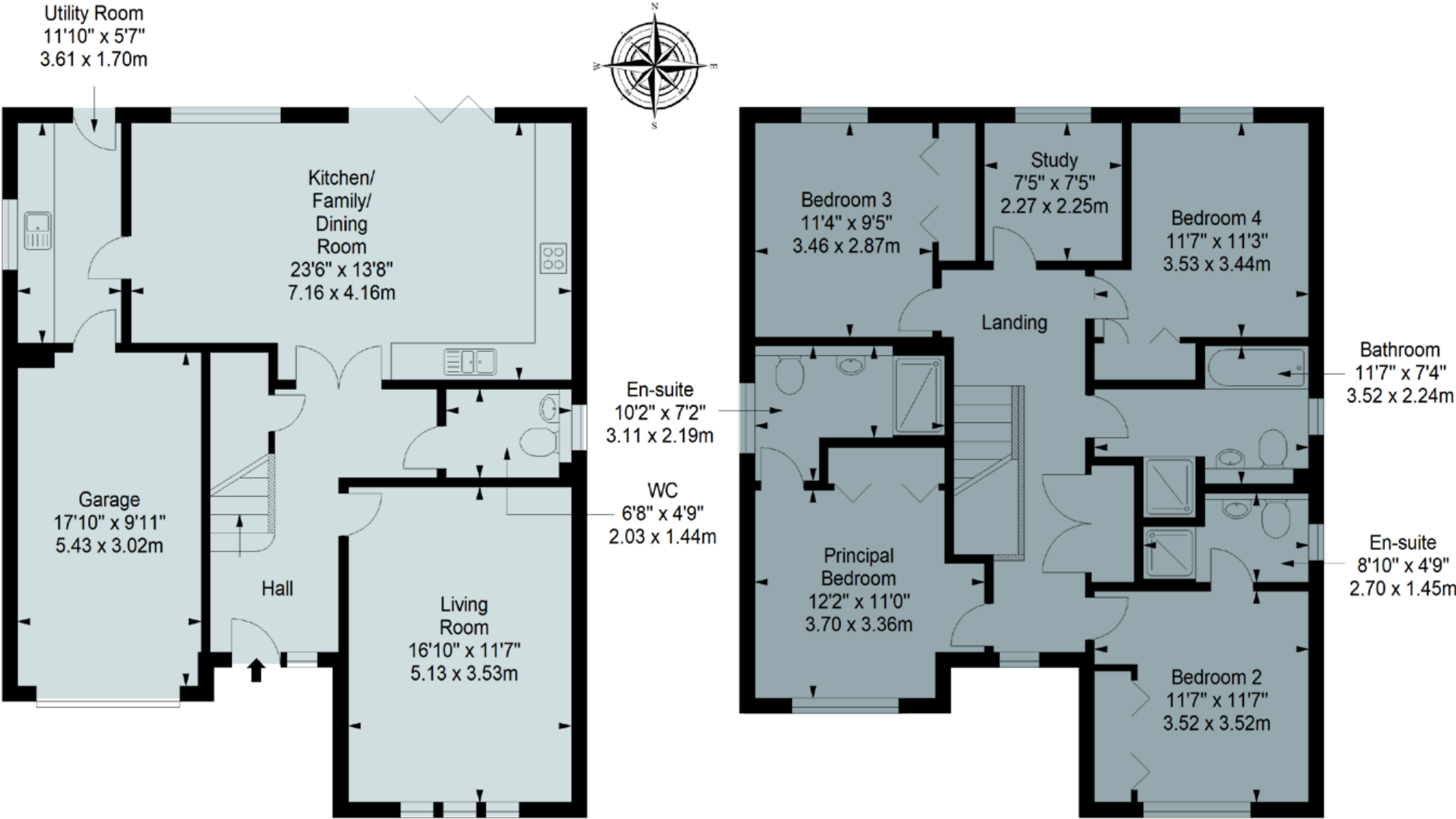
The floorplan is for illustrative purposes.
All sizes are approximate.

- Ground Floor
- First Floor

EPC Rating - B

Council Tax Band -G

Home Report Value - £475,000





Penicuik

Midlothian



Penicuik offers a sought-after country lifestyle with all the advantages of city living

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.

Let us help you find your next
dream property!



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