



Whinstanes, 2 Biggar Road, Penicuik, EH26 9LQ

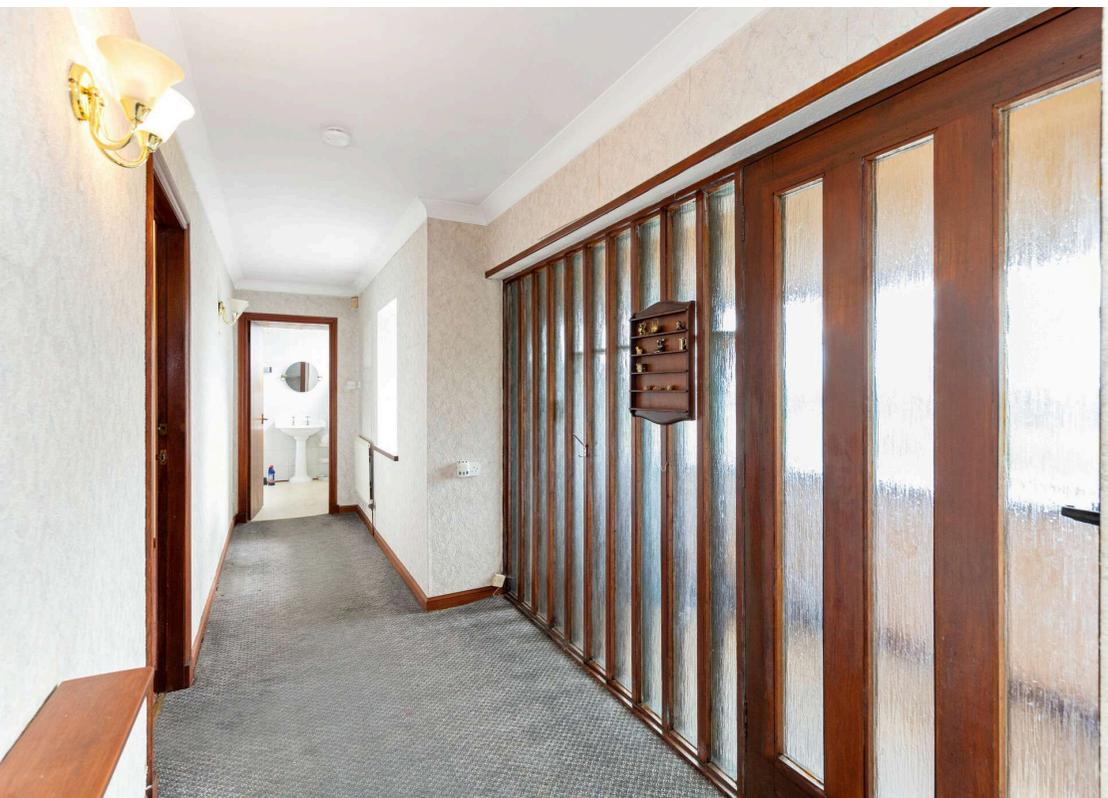


Welcome

Welcome to Whinstanes - nestled in a breathtaking rural setting, this property offers an exceptional opportunity to acquire a versatile three/four-bedroom detached cottage with the added bonus of a generous additional plot of land included in the sale. Ideally located near Penicuik, this unique property appeals to families, professionals, developers, and anyone seeking a tranquil lifestyle within easy reach of Edinburgh. The property also comes with a generous additional plot of land, offering buyers valuable extra space for future use - whether that's extending the garden, creating outdoor areas, or simply enjoying the benefit of more ground in such a desirable location. Boasting an enviable position at the base of the Pentland Hills along the A702, Whinstanes is just two miles from Penicuik's local amenities and schools. The property benefits from being mostly double glazed, Flo Gas central heating, and a private water supply with a dedicated filtration system. Generous garden grounds already surround the home on all sides, complemented by an attached garage with light, power, and water, as well as a driveway providing off-street parking. This property represents a rare chance to embrace rural living without compromising on accessibility or convenience. Early viewing is highly recommended to fully appreciate all that Whinstanes has to offer.

- Stunning rural location at the foot of the Pentland Hills
- Generous additional plot of land included in the sale
- Hallway with front facing window and stairs to the upper level
- Bedroom one with twin rear facing windows and double wardrobes
- Ensuite shower room with electric shower, WC, and sink with vanity unit
- Spacious living and dining room with dual aspect windows and living flame gas fire
- Family bathroom with three-piece white suite including jacuzzi bath
- Rear hall with garden access
- Fitted dining kitchen with base and wall units, cooker, fridge, freezer, dining space and dual aspect windows
- Good sized study/bedroom four, with built-in desk and storage
- Bedroom two with rear facing dormer window and walk-in wardrobe/dressing room
- Bedroom three with rear facing dormer window and double wardrobes
- Flo Gas central heating system, double and single glazing, water and filtration system supplied by the burn
- Private front, side, and rear gardens ideal for outside entertaining
- Driveway and attached garage with light, power and water
- Outbuildings including a workshop and solar pod







Silverburn

Silverburn, a small hamlet of mixed properties, lies on the A702 some 2 miles from Penicuik and only 7 miles from the city by-pass, nestled at the foot of the Pentland Hills. This is an ideal rural location enjoying excellent commuting to the city, Edinburgh Airport and major motorway networks. The village has its own community hall where there is a variety of local activities. Nearby Penicuik 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.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, remaining appliances, and all out buildings . All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller and are sold as seen.



Get in touch

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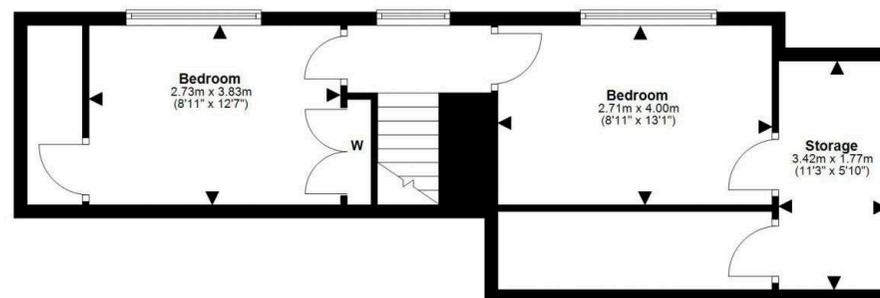
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



Ground Floor



First 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.