



17 Waterloo Bank, Penicuik, Midlothian, EH26 8NS

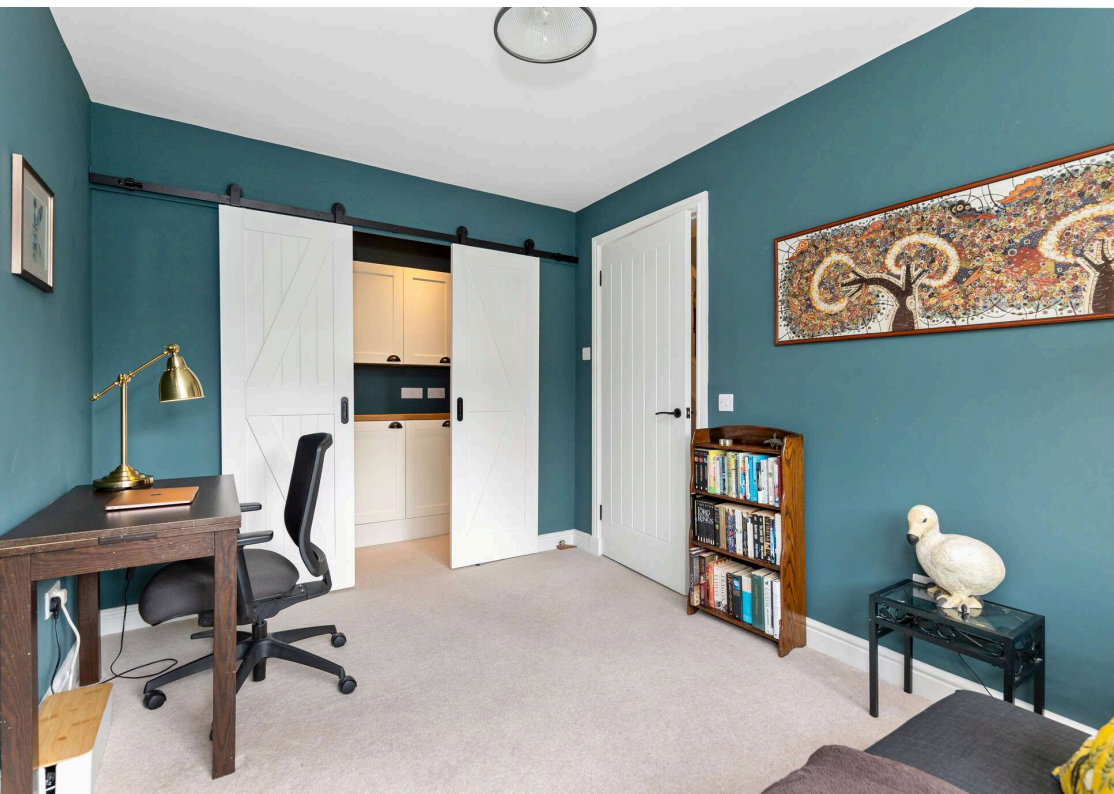


Welcome

Welcome to 17 Waterloo Bank, Penicuik - a rarely available bright and spacious extended four/five-bedroom, detached villa with garage conversion, occupying a prime cul de sac location within an established and much sought-after residential estate in a highly desirable area of Penicuik, Midlothian. The property is well placed to take advantage of all the local shopping and amenities that Penicuik has to offer, making this lovely home, the ideal family choice. There are private garden grounds to the front, side, and rear, with a driveway that provides off street parking. The property has been well maintained and improved by its current owners and is presented to the market in immaculate order throughout. The private garden grounds are ideal for entertaining or further extending the existing property. We recommend viewing at your earliest convenience to avoid disappointment.

- Hallway with under stair storage
- Ground floor WC
- Spacious living room with front facing triple windows
- Family room/bedroom five (various uses) with front facing window
- Utility room accessed via sliding doors from the family room
- Gorgeous open plan kitchen, dining, and family room with a range of base and wall units, breakfast bar, granite worktops, inset sink, and a host of quality integrated appliances, with dining, and family room space
- Garden room with French doors to the garden, complete with heating, light, and power







- Upper hallway with ample storage and Ramsay ladder access to a part floored loft with light
- Main bedroom with front facing French doors to a Juliet balcony, and built-in triple mirrored wardrobes
- Stunning en-suite shower room
- Guest bedroom two with twin windows to the rear, and built-in mirrored wardrobes
- Bedroom three with rear facing window, and built-in mirrored wardrobes
- Bedroom four with front facing window, and built-in mirrored wardrobes
- Family bathroom with three-piece white suite comprising, bath with shower over the bath and shower screen, wc, and sink
- Gas central heating and double glazing
- Driveway for off street parking
- Superb private, mature garden grounds







Penicuik

Penicuik is a thriving town situated just south of Edinburgh, offering a blend of scenic countryside and convenient access to city amenities. Renowned for its welcoming community and excellent local schools, Penicuik boasts a variety of leisure facilities, shops, and restaurants. The area is ideal for families and professionals alike, with nearby green spaces such as the Pentland Hills providing opportunities for outdoor pursuits including walking, cycling, and horse riding. Regular public transport links and easy road access make commuting to Edinburgh and the surrounding regions particularly straightforward.



Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and any remaining white goods. No warranty applies to any integrated appliances, free-standing white goods or any other movable items included in the sale. Other items may be available by negotiation.



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

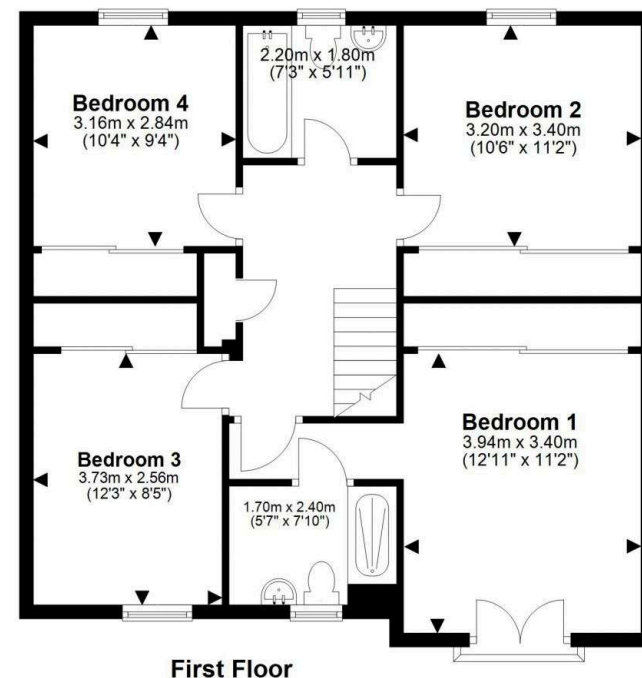
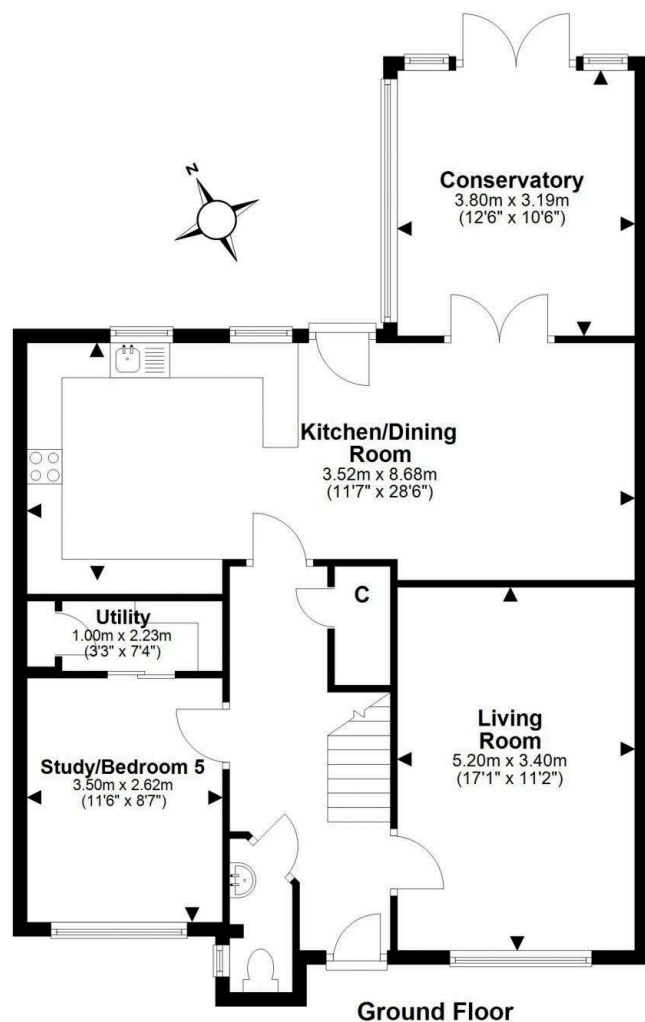
25-27 High Street, Dalkeith
EH22 1JB

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.



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.