



61 Falklands Drive
PENICUIK | EH26 0SS


warners
solicitors & estate agents



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Warners are delighted to present this impressive four/five-bedroom detached villa, forming part of a modern and well-established development in the popular Midlothian town of Penicuik, enjoying pleasant countryside views. Beautifully presented throughout, the property offers bright, spacious and thoughtfully arranged accommodation over two levels, making it an ideal home for growing families or professionals seeking flexible living space. The property is entered via a welcoming reception hallway, complete with a convenient cloakroom/WC. To the rear, the generously proportioned living room provides an inviting space for relaxation and entertaining, with patio doors opening directly onto the garden, allowing natural light to flood the room. The contemporary kitchen/breakfast room is both stylish and practical, fitted with a comprehensive range of modern units, integrated appliances, kickboard lighting and a breakfast bar, creating a sociable hub for everyday living, with direct access to the rear garden. The ground floor further benefits from a separate study, ideal for home working, along with a versatile additional reception room or fifth bedroom, formed from the conversion of the former integral garage and accessed directly from the hallway. Upstairs, the property offers four well-proportioned double bedrooms, including a principal bedroom with integrated wardrobe and a modern en-suite shower room. A family bathroom fitted with a contemporary three-piece suite serves the remaining bedrooms. Externally, the home benefits from private gardens to the front and rear. The enclosed rear garden is thoughtfully arranged with a lawn, patio and stoned area, providing an ideal setting for outdoor dining and entertaining. To the front, a private driveway offers off-street parking. Early Viewing is highly recommended!

- Modern detached villa in sought-after Penicuik location
- Welcoming reception hallway with cloakroom/WC
- Bright and spacious living room with patio doors to rear garden
- Contemporary kitchen room with integrated appliances and breakfast bar
- Separate study (ideal for home working)
- Additional reception room/fifth bedroom
- Principal bedroom with integrated wardrobe and en-suite shower room
- Three further well-proportioned bedrooms
- Family bathroom with modern three-piece suite
- Private front and enclosed rear gardens
- Private driveway
- Gas central heating, double glazing and solar panels

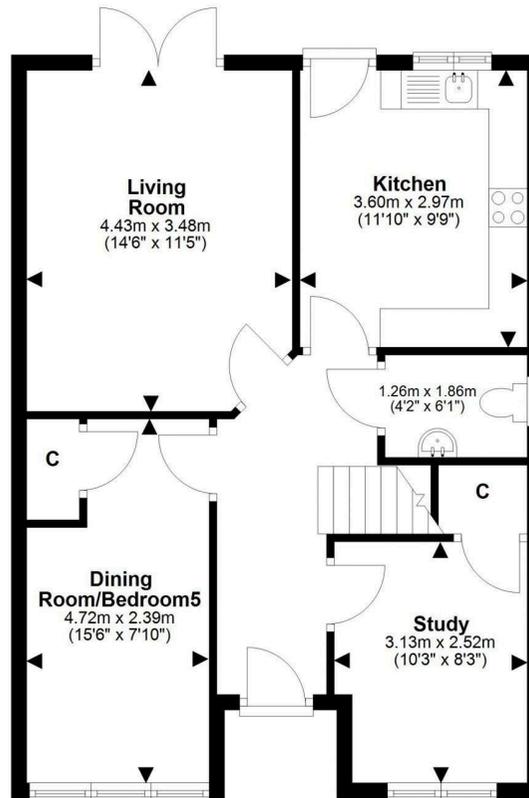
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



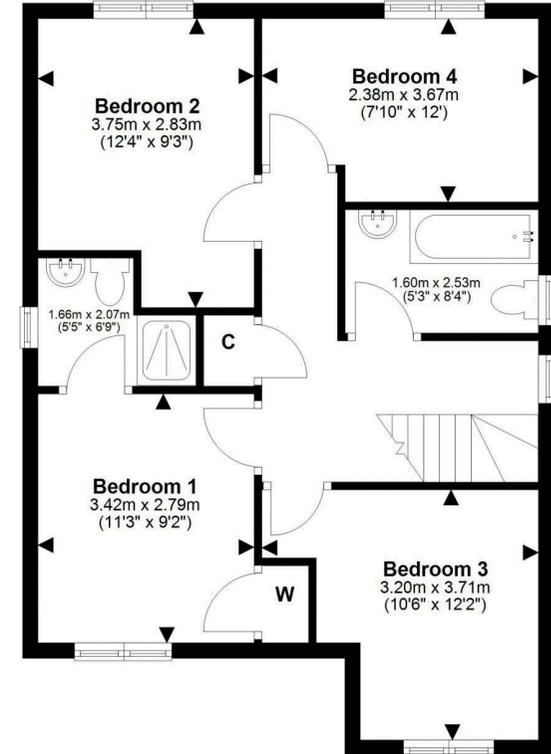
Integrated kitchen appliances will be included in the sale of the property along with all blinds, light fittings, en-suite cabinet, garden shed and breakfast bar stools. Loft ladders will not be included. EPC: B. CT: F. Factoring: Ross & Liddell Approx. £120 P/Y

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





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.