



Offers Over
£325,000

14 Balfour Terrace

Penicuik | Midlothian | EH26 0LY

This detached family home enjoys an enviable position tucked away at the end of a quiet cul-de-sac, offering generous accommodation, excellent outdoor space and a high degree of privacy. With two separate driveways, a garage and substantial enclosed gardens, the property provides excellent potential for families seeking a spacious home in a peaceful residential setting. While a degree of modernisation may be required, the property offers a superb opportunity for buyers to personalise and upgrade the accommodation to their own taste and requirements.

-  4 Bedrooms
-  2 Public Rooms
-  1 Bathroom and WC
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The welcoming hallway provides access to the main living accommodation and features a staircase leading to the upper level, together with a convenient WC. The dual-aspect reception room enjoys views to both the front and side of the property and benefits from a focal fireplace with attractive marble surround, creating a natural centrepiece to the room. The separate dining room is finished with carpeting and features glazed doors opening directly onto the rear garden. This provides an excellent space for family meals and entertaining, while also creating a pleasant connection between the interior and the substantial garden grounds. The kitchen is fitted with a range of wall and base units and offers space for freestanding appliances. A built-in breakfasting table provides a practical informal dining area, while the adjoining utility room adds valuable additional workspace and storage. The utility room also benefits from direct access to the garage, enhancing the practicality of the accommodation. The property offers four bedrooms, providing excellent flexibility for family living, working from home or accommodating guests. The principal bedroom is a front-aspect double with carpeting, neutral décor and built-in storage. The second double bedroom enjoys a rear aspect and benefits from carpeting and built-in wardrobes. The third double bedroom is also rear facing and features neutral décor together with useful storage. The fourth bedroom is a generous single room positioned to the front of the property, making it particularly suitable as a home office, nursery, dressing room or additional storage space.



Extras

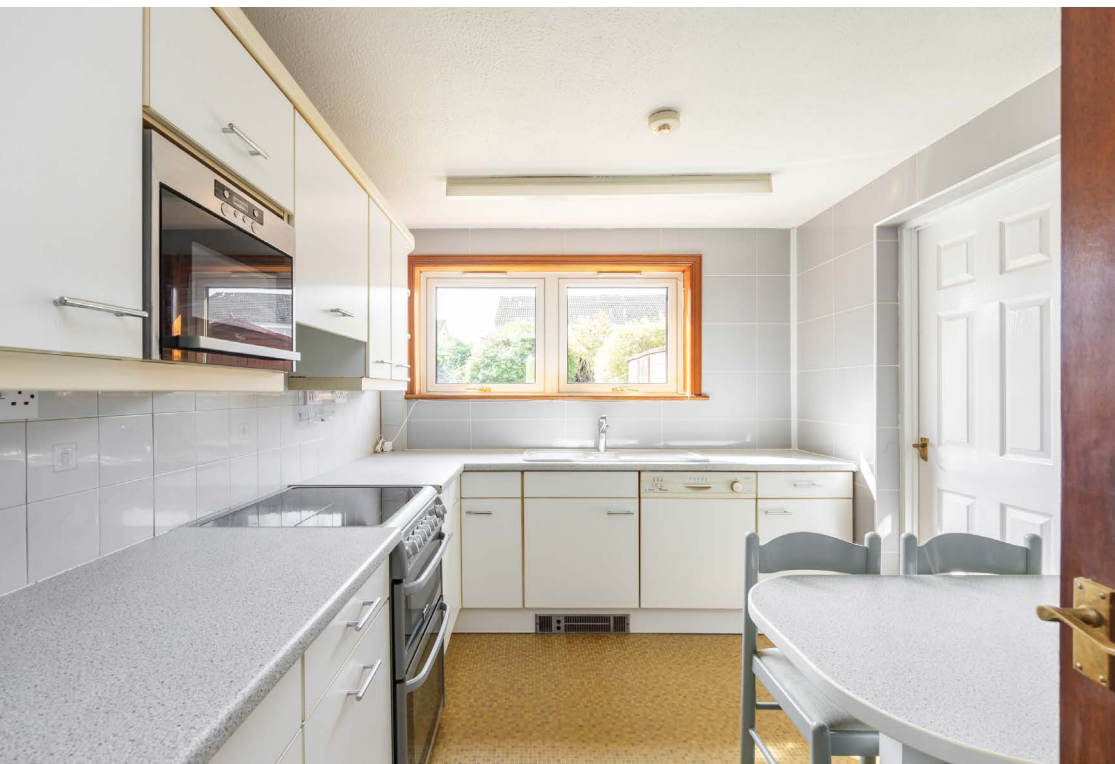
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

Externally, the property is particularly appealing, with two separate driveways providing excellent off-street parking provision and access to the garage. The large enclosed rear garden offers considerable outdoor space, incorporating a patio area, lawn and mature planted borders. This established garden provides plenty of room for children to play, outdoor entertaining or simply relaxing in a private setting.

Viewing

By appointment through Neilsons (0131 625 2222).





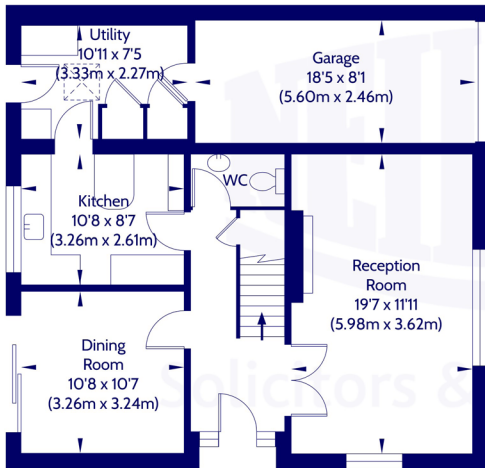
Location

Balfour Terrace is situated within an established residential area of Penicuik, in Midlothian, with the property occupying a particularly peaceful position within a cul-de-sac. Balfour Terrace is accessed from Stevenson Road and is a relatively small residential street, providing a quiet setting while remaining conveniently positioned for the amenities of Penicuik. Penicuik provides a good range of everyday shopping and leisure facilities, with supermarkets, independent retailers, cafés and restaurants available within the town. Tesco is approximately 0.9 miles from Balfour Terrace, while the town centre provides further local services and amenities. The location is also well suited to families, with a number of schools within the surrounding area, including Beeslack Community High School and Mauricewood Primary School, both within approximately half a mile of Balfour Terrace. For commuters, Penicuik offers road connections towards Edinburgh and the surrounding Midlothian area. Regular bus services operate locally, while Eskbank railway station is approximately 5.4 miles away, providing rail connections towards Edinburgh and beyond. The area also benefits from its proximity to the Pentland Hills and the wider countryside surrounding Penicuik, offering excellent opportunities for walking, cycling and outdoor recreation. Overall, Balfour Terrace combines a peaceful residential setting with convenient access to local amenities, schools, transport links and the surrounding countryside, making it an attractive location for family living.

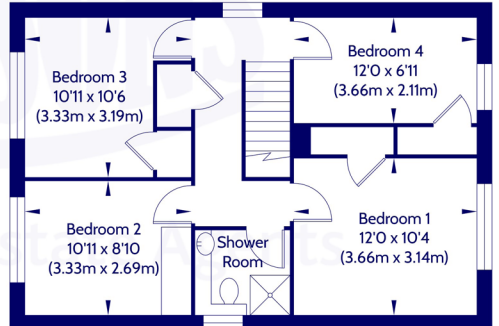




Approx. Gross Internal Floor Area 117 Sq M / 1258 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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