

SIMPSON & MARWICK



4 Waulkmill Road, Penicuik, Midlothian, EH26 8LB



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EPC: C (72)

Council Tax - F

Spacious 4-bedroom detached house in Penicuik with private gardens and garage.



- Detached house
- Lounge/kitchen/diner
- Utility room access
- Four bedrooms
- Two bathrooms
- Gas central heating
- Double glazing
- Private gardens
- Garage and driveway
- On-street parking



This well-presented detached house offers a spacious and versatile living space, perfect for modern family life.

On the ground floor, you will find a stylish lounge/kitchen/diner that serves as the heart of the home, providing a wonderful space for relaxation and entertaining. Adjacent to this is a convenient WC and a functional utility room with side access, enhancing the practicality of this level. A well-appointed bathroom and a comfortable bedroom complete the ground floor accommodations.

Descending to the lower ground level, there are three further bedrooms, offering generous sleeping accommodations for family and guests. The level also includes a spacious lounge with rear access, ideal for additional living or entertaining space, and a shower room for added convenience.

The property benefits from double glazing throughout and is warmed by a gas central heating system powered by a Valiant boiler installed in 2022. Externally, the house boasts private front, side, and rear gardens, providing ample outdoor space for relaxation and play. Parking is made easy with a single garage, single driveway, and additional on-street parking.

The Goblin BBQ Hut, all blinds, curtains, and light fittings are included in the sale of this property.

Please note that other items may be available through separate negotiation.

Location

Located on Waulkmill Road in Penicuik, Midlothian, this charming property offers easy access to local amenities and transport links. The area is known for its welcoming community, scenic surroundings, and excellent schools, making it an ideal location for families and professionals alike.

Fixtures and Fittings

The Goblin BBQ Hut, all blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

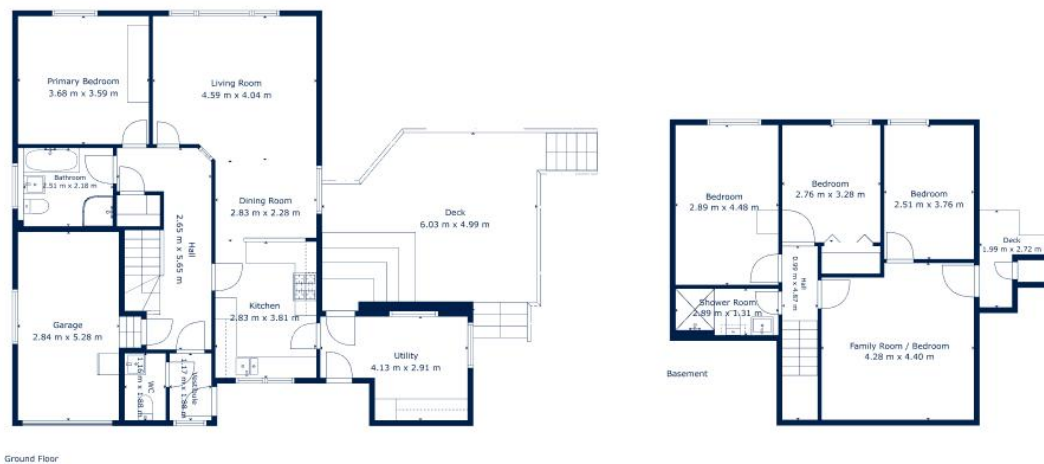
Viewing Details

By appointment contact Simpson & Marwick



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For Identification purposes only.
Not to scale.

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Penicuik, Midlothian, EH26 8LB

Approx. Gross Internal Area:
1593.06 Sq Ft (148 Sq M)

Simpson and Marwick

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