



6 Milton Mill
MILTON BRIDGE | PENICUIK | EH26 0NS


warners
solicitors & estate agents



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Warners are delighted to offer to the market this charming stone-built terraced cottage, quietly positioned within a beautiful and historic courtyard setting in the popular Midlothian town of Penicuik. Offering a peaceful environment while remaining well placed for local amenities, the property provides an appealing opportunity for a wide range of buyers seeking a characterful home with excellent outdoor space.

The accommodation is thoughtfully arranged over one level and comprises a welcoming entrance hallway, a bright and spacious living room, a well-proportioned kitchen, two comfortable double bedrooms and a bathroom. The property retains a lovely cottage feel, with generous room proportions and plenty of scope for a new owner to create a home to their own taste.

A particular feature is the large private rear garden, which is predominantly laid to lawn and provides an excellent space for outdoor relaxation, entertaining or gardening. Further benefiting from a private garage, located to the rear of the property within a convenient row of garages, this attractive cottage offers a rare combination of character, tranquillity and practical features.

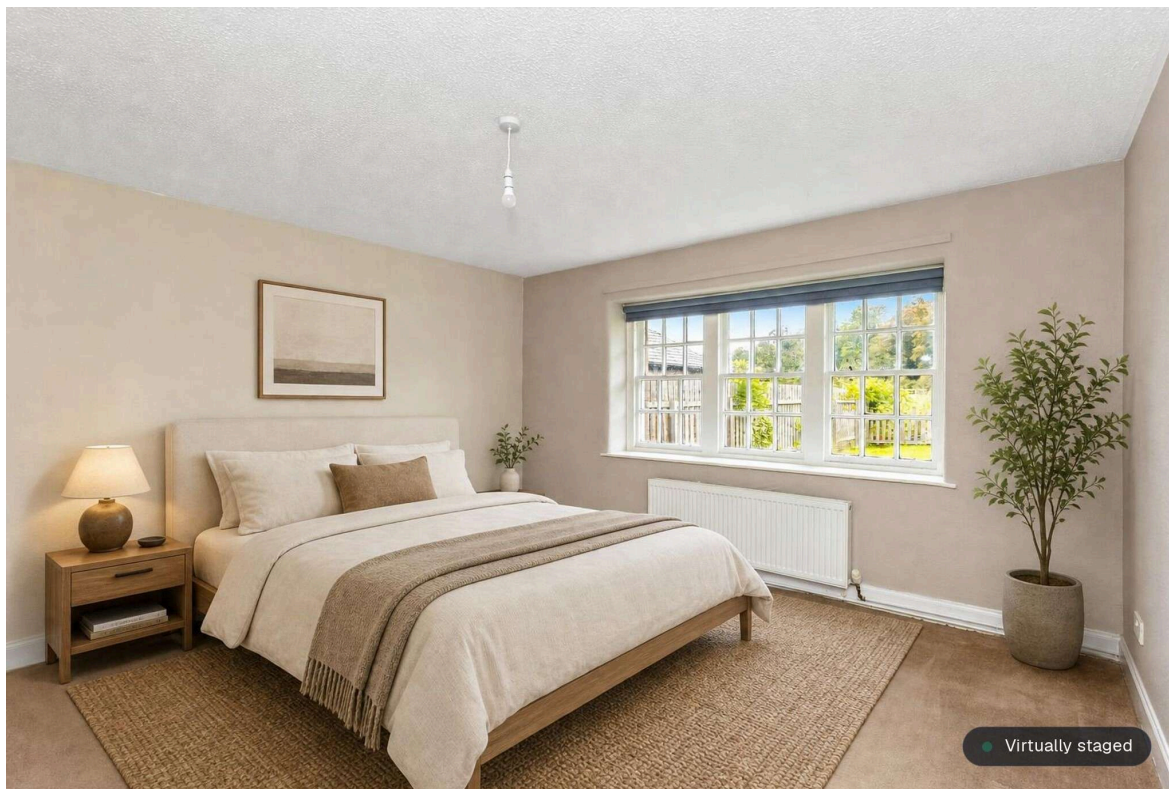
Early viewing is highly recommended to fully appreciate the setting and potential of this appealing Penicuik home.

- Charming stone-built terraced cottage
- Peaceful historic courtyard setting
- Spacious living room
- Two well-proportioned bedrooms
- Large private rear garden
- Private garage to rear

Energy Rating E, Council Tax Band D

All fixtures, fittings and integrated appliances are included in the sale.

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



Milton Bridge is a small hamlet situated a short distance outside Penicuik and approximately five miles south-west of Edinburgh's boundary. A comprehensive range of amenities to cater for all needs can be found in Penicuik, including banking and post office services, a variety of bars and restaurants, leisure centre with swimming pool and library. For the sports conscious and nature lover alike the area 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 including Edinburgh city centre.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.



