



2 Bankmill View, Penicuik, Midlothian, EH26 8NZ

Beautifully Presented and Spacious, Four-Bedroom, Detached Family Home

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Property Description

Beautifully presented and spacious, four-bedroom, detached family home, featuring an enclosed garden and a driveway. Nestled within a peaceful and leafy cul-de-sac, located in the highly sought-after town of Penicuik, Midlothian.

Comprises an entrance hallway, living room, modern kitchen, dining room, family room, four double bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a quality-fitted kitchen, contemporary bathroom suites, elegant decor throughout, and patio doors providing direct access to the rear garden. In addition, the property benefits from gas central heating, double glazing, contemporary flooring and lighting, as well as a full range of integrated kitchen appliances.

Externally, the property features a well-maintained front lawn with a private driveway, a generous enclosed rear garden with a lawn and paved patio area.

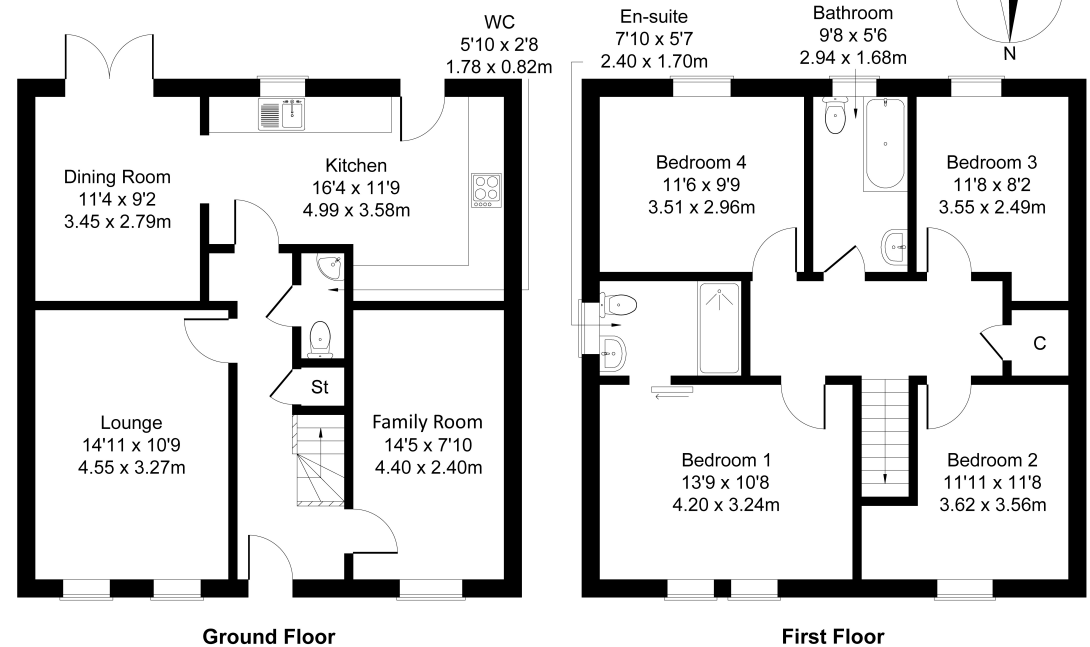
The welcoming entrance hall sets the tone for this beautifully presented home, featuring elegant wood-effect flooring that continues throughout the ground floor. From here, you are guided effortlessly into each of the principal rooms. The spacious lounge is an inviting space, bathed in natural light from large front-facing windows. With its warm wood-effect flooring, stylish central light fitting and generous proportions, it offers the perfect setting for both relaxed family evenings and entertaining guests. The modern fitted kitchen is designed with both functionality and style in mind. It features sleek wood-effect worktops, a practical breakfast bar, tiled splashback surround and a stainless steel sink with drainer. Integrated appliances include a double oven and an electric hob with a canopy extractor above. The kitchen flows seamlessly into the dining area, where patio doors open directly to the rear garden, creating an ideal space for indoor-outdoor dining and entertaining. A convenient WC is situated off the hallway, and completing the ground floor is a generous family room located beside the entrance. This versatile space is perfect as a playroom, home office, or cosy snug, offering flexibility for modern family living.

Upstairs, the principal bedroom is a peaceful retreat featuring a striking feature wall, wood-effect flooring and a contemporary en-suite shower room accessed via a stylish wooden sliding door. Three further double bedrooms, all tastefully decorated and fitted with matching wood-effect flooring, provide ample space for family members or guests. Each room benefits from plenty of natural light and offers comfortable proportions suitable for double or twin layouts. Completing the accommodation, the modern family bathroom comprises a three-piece suite with a shower over the bath, a tiled splashback surround and fresh neutral décor throughout.



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Approximate Gross Internal Area: (1389 sq ft - 129 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik features a wide array of amenities, including major supermarkets like Tesco and Lidl, diverse high street shops, banking and postal services, plus a vibrant selection of restaurants,

cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area also provides plentiful outdoor activities such as walking, cycling, climbing, golf, and skiing on the nearby Hillend dry-slope, catering to all interests and lifestyles.





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