



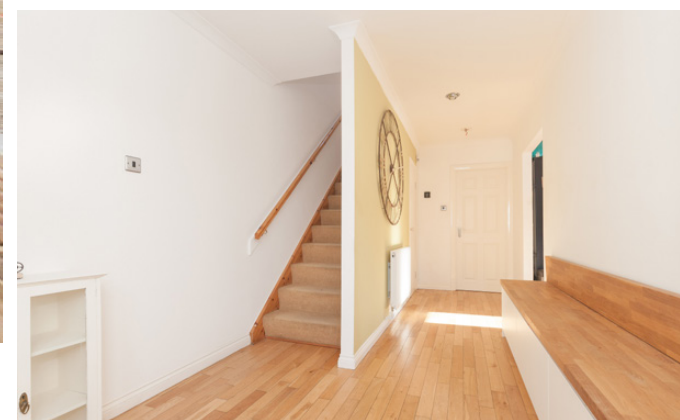
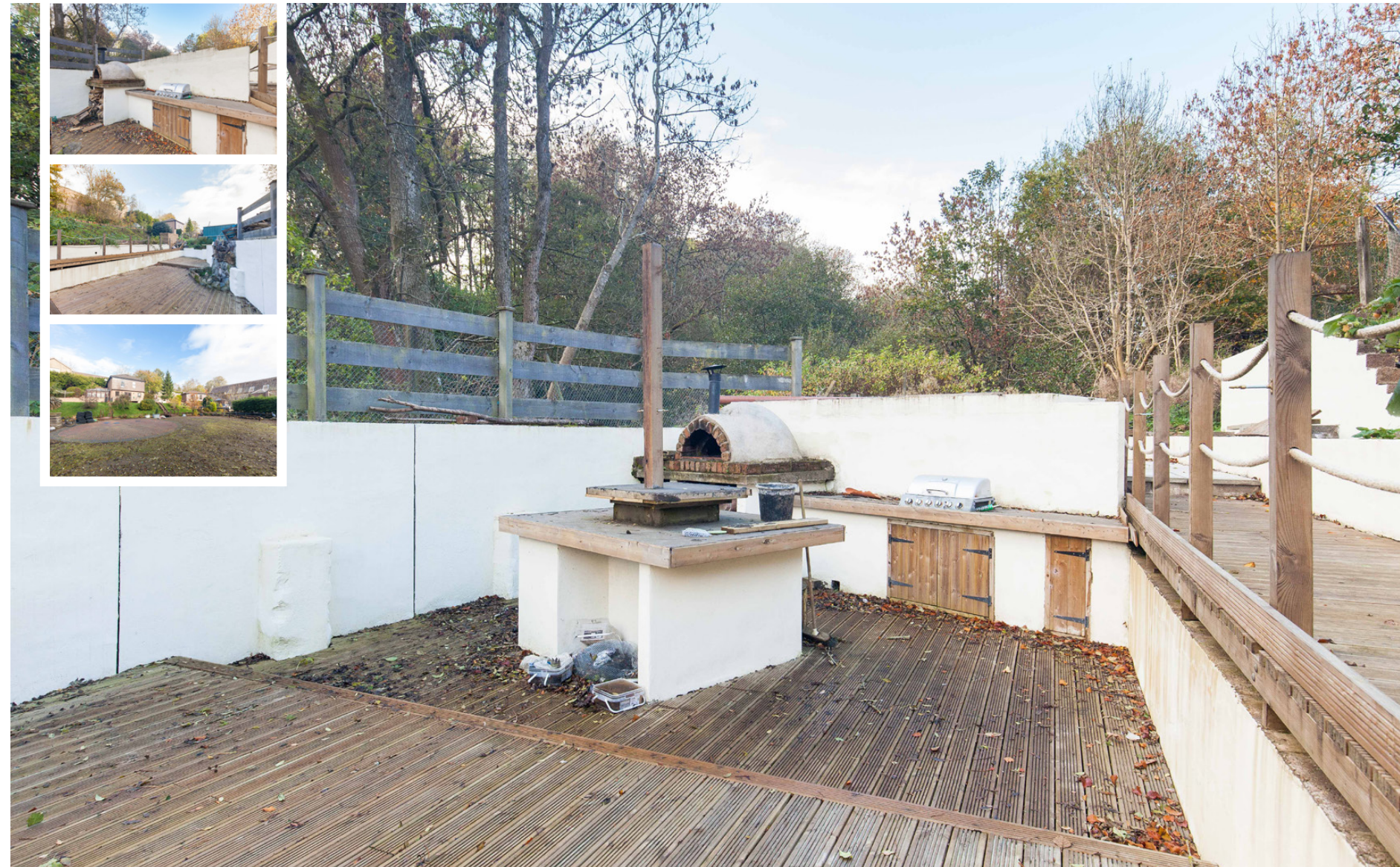

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11 Bankmill
PENICUIK, MIDLOTHIAN, EH26 8RN

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For those who are entirely independent township, Penicuik is well served with every possible amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's

and Marks & Spencers. The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik, there are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.



11 BANKMILL

We are delighted to present to the market this wonderful and extremely unique three bedroom detached modern villa, set with uninterrupted views overlooking the River Esk. The property boasts just under one acre of grounds and offers great flexibility whether it be a thriving business venture or a calming place to live. The property has an abundance of nature on its doorstep and will be no doubt be enjoyed by all family and friends, whilst offering good accommodation throughout. Internally the property briefly comprises a fresh entrance hallway with oak flooring, a utility room, an open lounge/kitchen with wall and base units, integrated dishwasher, electric hob, hood and breakfast bar. Additionally, the room also boasts oak flooring, a dual aspect window and french doors to the

decked balcony, where you can take in those woodland views. The conservatory to the side of the property completes the ground floor living and could be used for formal entertaining or family room. The upstairs landing has a partially floored attic and a Velux window flooding the space with light. The double master bedroom benefits from built-in mirror wardrobes and a crisp, new en-suite with spotlights and extractor fan. The two additional bedrooms allow space for free standing furniture if required and a partially tiled white suite bathroom completes the rooms with hand shower, a towel radiator and extractor fan. The property further benefits from an alarm, double glazed window units and electric wet fired heating to ensure excellent efficiency throughout. Externally, there is vast

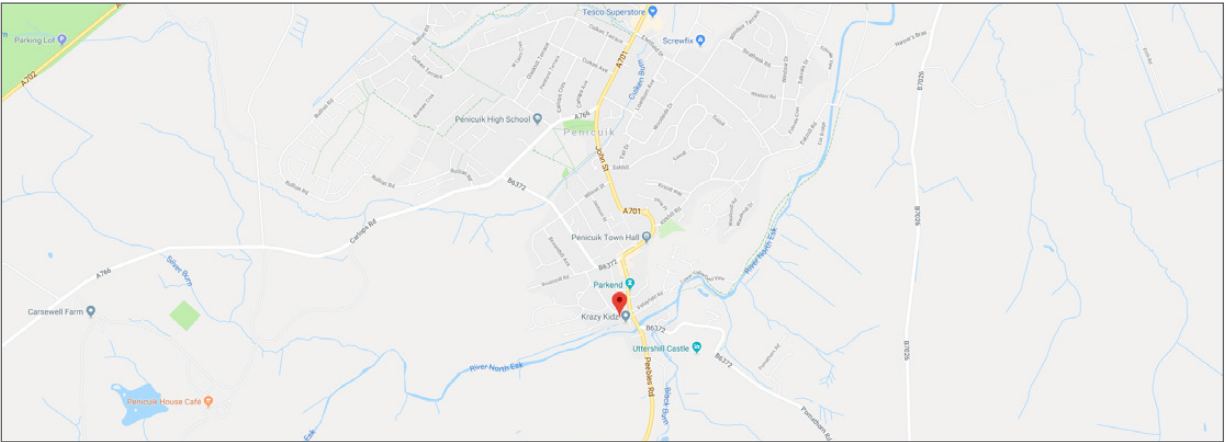
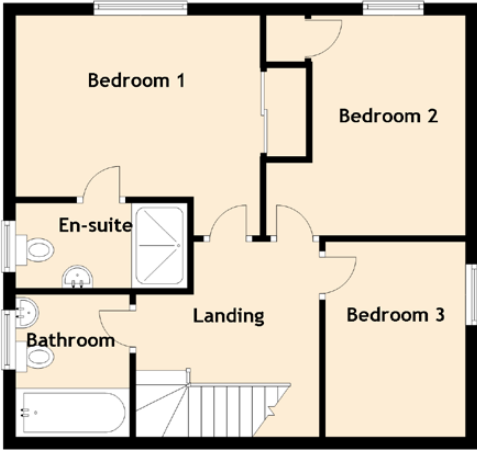
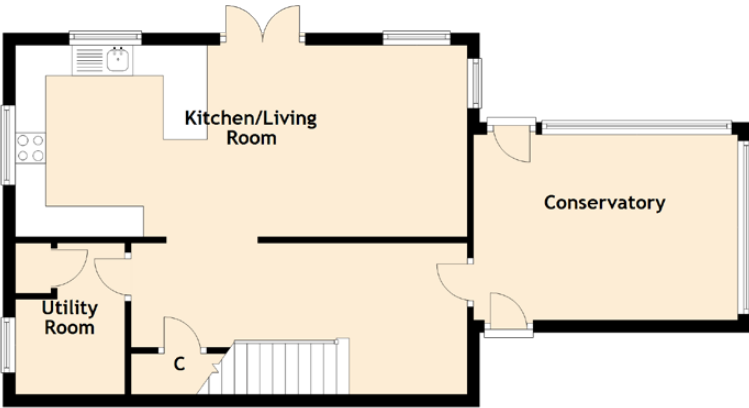
garden spaces to the front, side and rear with boundaries being defined by a mixture of stone walls, wire, post fencing and timber fencing. The gardens are laid to a mixture of lawn, stone chips, timber decking, paving and plantings. For outdoor entertaining, there is a fantastic outdoor kitchen (pizza oven/bbq/tandoor) area with a food/wine cellar for storage. The water features, timber shed and private parking within the garden grounds are all welcomed additions. The property also consists of a monobloc parking area with an additional 1 acre of land.

Viewing is highly recommended to appreciate this impressive property and tranquil location.





SPECIFICATIONS & DETAILS

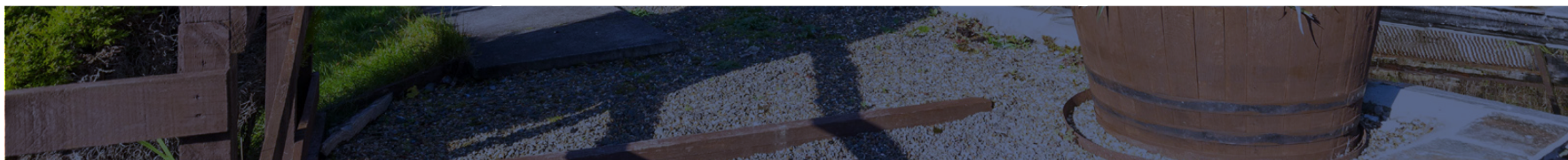
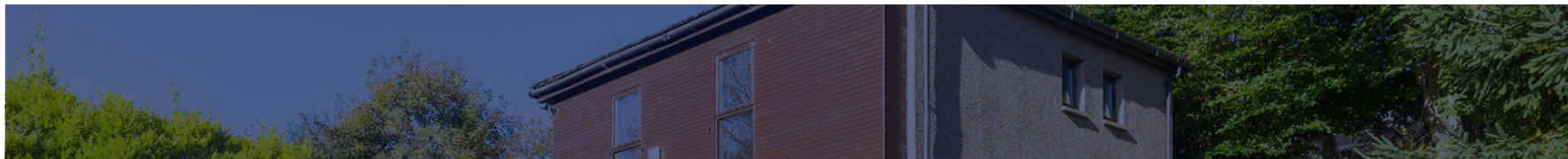


Approximate Dimensions (Taken from the widest point)

Kitchen/Living Room	7.42m (24'4") x 3.14m (10'4")
Conservatory	4.34m (14'3") x 3.29m (10'10")
Utility Room	2.48m (8'2") x 1.80m (5'11")
Bedroom 1	3.46m (11'4") x 3.30m (10'10")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 2	3.37m (11'1") x 3.30m (10'10")
Bedroom 3	2.84m (9'4") x 2.83m (9'3")
Bathroom	1.98m (6'6") x 1.87m (6'2")

Gross internal floor area (m2) : 100m² | EPC Rating : D

Extras (Included in the sale) : All fixtures, fittings, floor coverings, white goods and appliances. Other items are by a separate negotiation.



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