

# 7 Lower Valleyfield View

PENICUIK, MIDLOTHIAN, EH26 8NT



*IDYLLIC SETTING IN A SOUGHT-AFTER  
PRIVATE DEVELOPMENT*



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Part Exchange available! McEwan Fraser is delighted to present this spacious three-bedroom mid-terrace house to the market. The property boasts an idyllic setting in a sought-after private development on the banks of the River North Esk. The immediate area is peaceful and a nearby path leads to Valleyfield Pond which is popular with runners, walkers, and cyclists.

Internally, the property is presented in excellent condition and accommodation is focused on a spacious and inviting living room with an arch leading through to a dedicated dining area. The room is neutrally finished and a stylish fireplace creates a natural focal point. With excellent proportions, new owners will have plenty of flexibility to create their ideal entertaining space.

The ground floor also hosts the kitchen and a WC. The kitchen includes a full range of base and wall-mounted units arranged set against a tiled splash-back. There is plenty of prep and storage space alongside an integrated hob, oven, and extractor hood. Further space is provided for free-standing appliances.





**Dining Room**



# The Kitchen



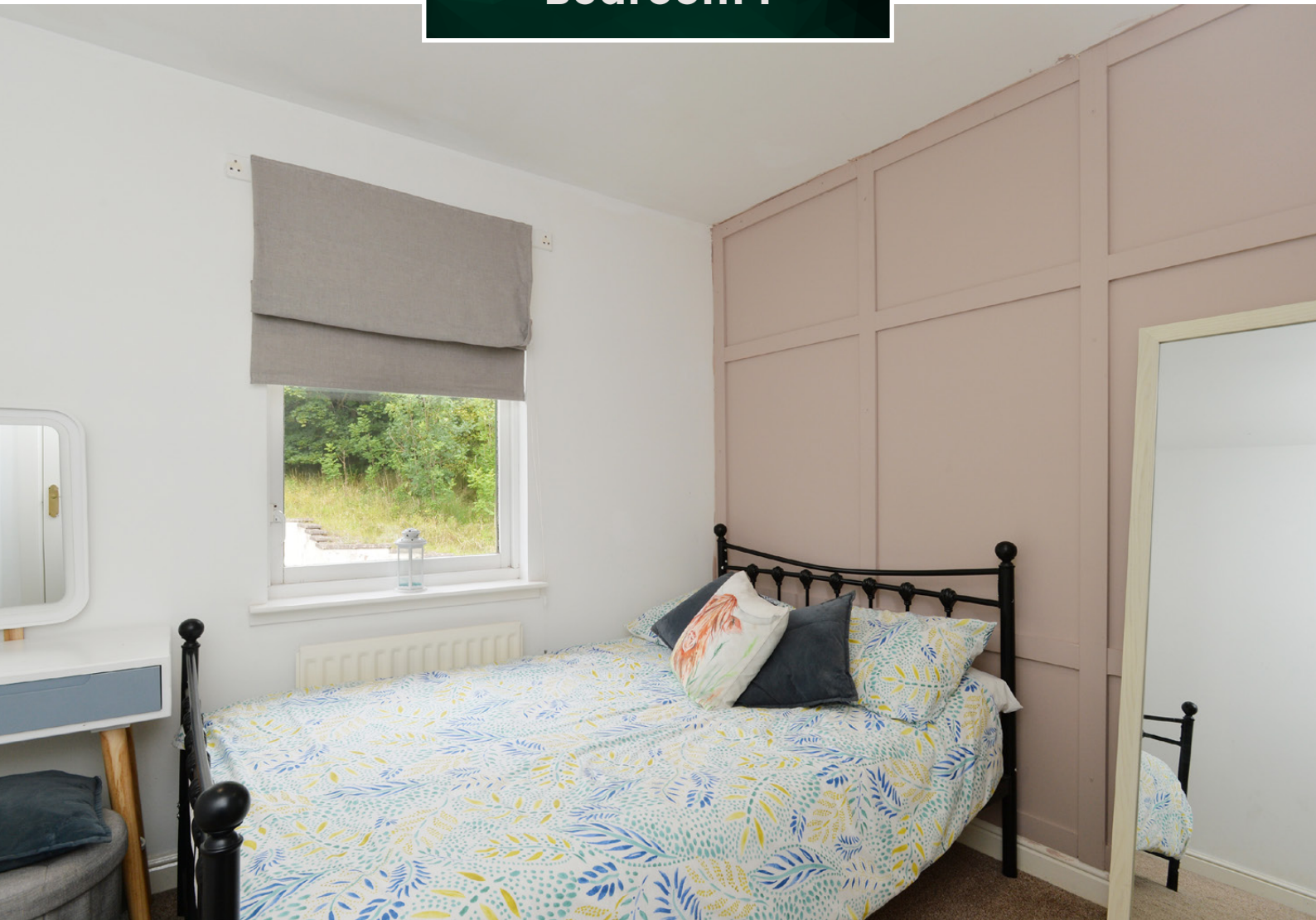


Climbing the stairs, the landing gives access to all three bedrooms, the bathroom, and a large loft space for additional storage. All three bedrooms are doubles with integrated wardrobes. The bathroom enjoys natural light, contemporary tiling, and a three-piece suite with a shower over the bath. For extra warmth and comfort, the property enjoys gas central heating and double glazing.





**Bedroom 1**





**Bedroom 2**







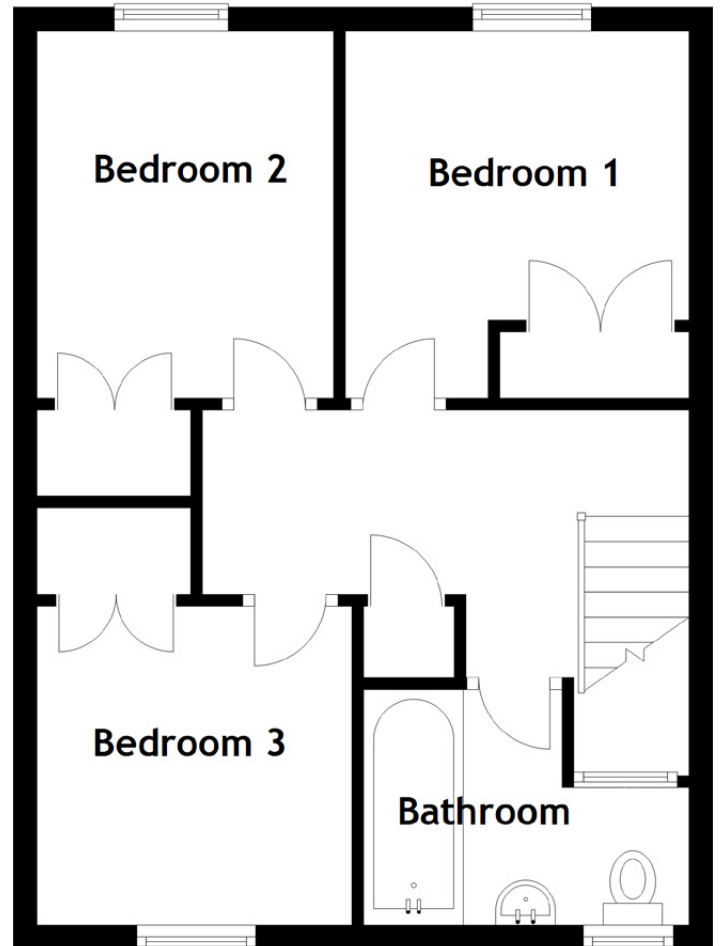
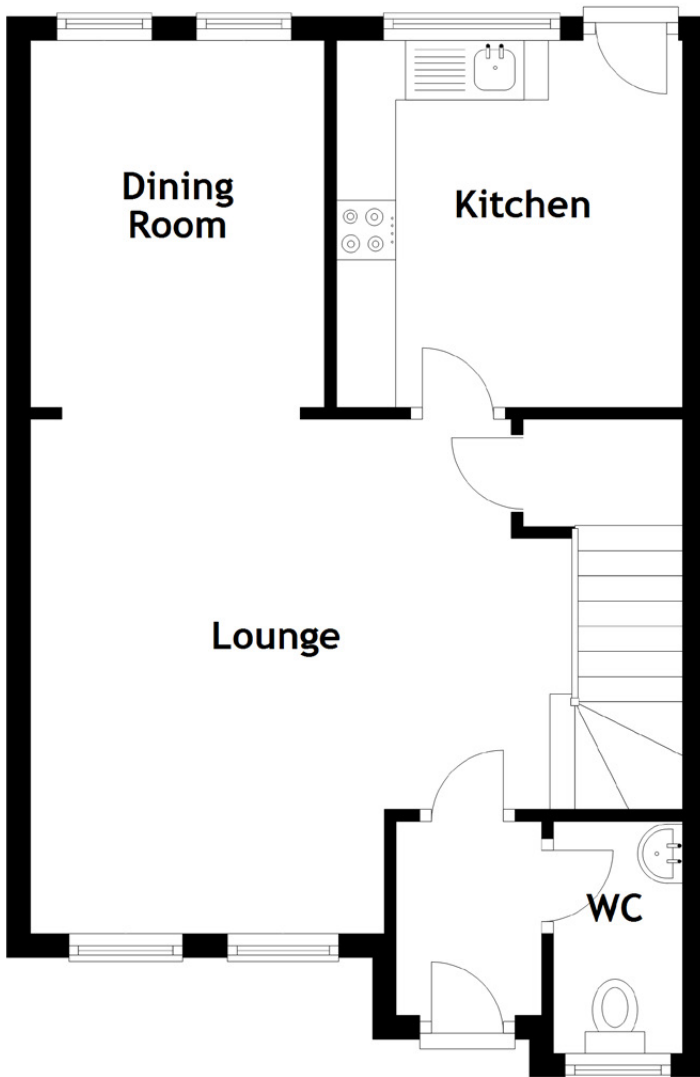
**Bedroom 3**







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Approximate Dimensions  
(Taken from the widest point)

Lounge	5.48m (18') x 4.33m (14'3")
Kitchen	3.09m (10'2") x 2.91m (9'7")
Dining Room	3.09m (10'2") x 2.47m (8'1")
Bedroom 1	3.09m (10'2") x 2.89m (9'6")
Bedroom 2	3.09m (10'2") x 2.49m (8'2")

Bedroom 3	2.68m (8'10") x 2.65m (8'8")
Bathroom	2.73m (9') x 1.98m (6'6")

Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C



Externally, there is a mature front garden laid to lawn in keeping with neighbouring properties. The rear garden has been landscaped and boasts a large patio and artificial grass. A gate from the rear garden leads to an allocated parking space.





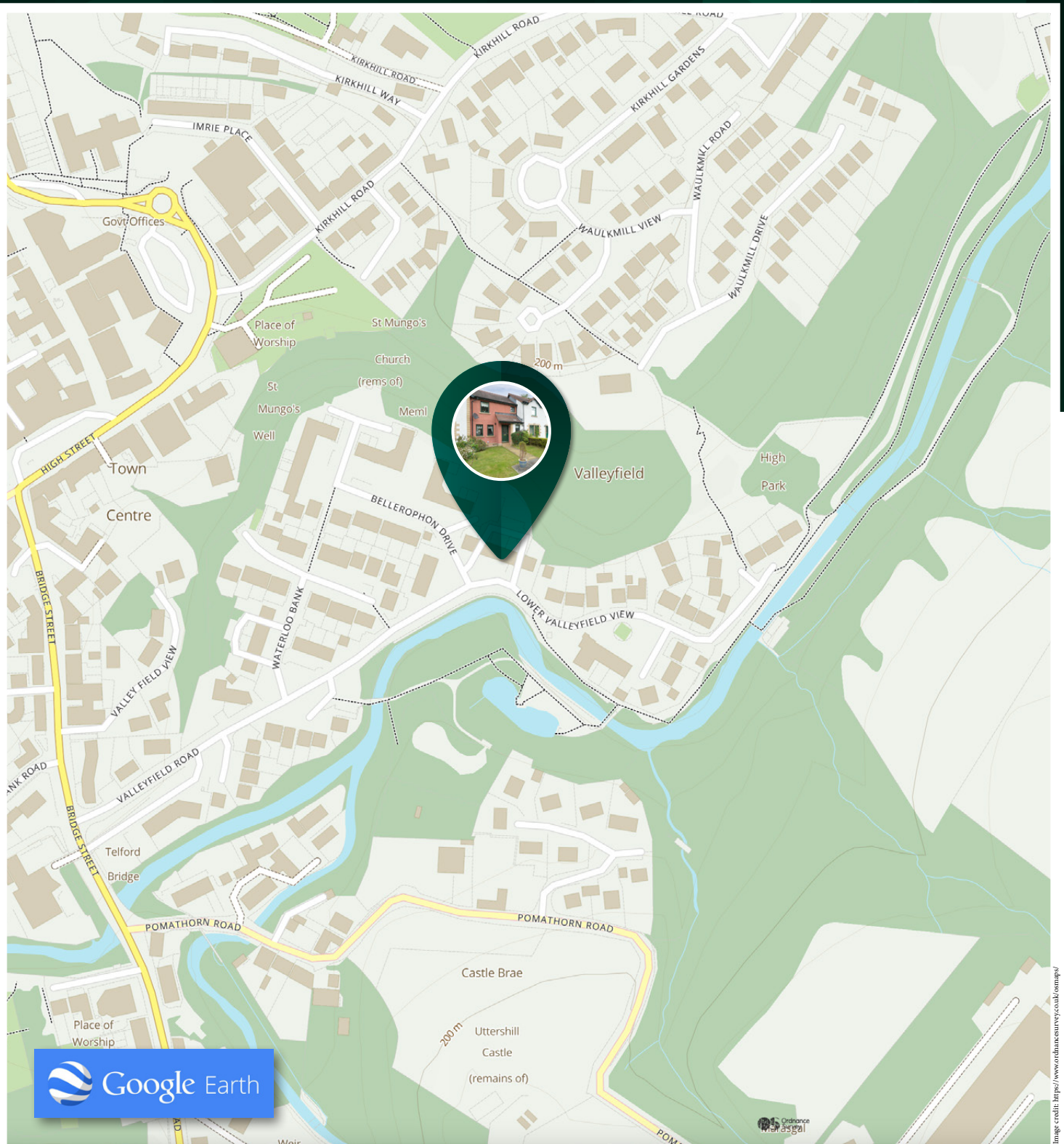
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Penicuik is a thriving township lying to the southwest of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends right into the borders. In terms of traveling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at busy times.

A self-contained, independent township, Penicuik is well served with every possible shopping facility, service, and 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. 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 and Spencer. Throughout Penicuik are several 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. There is easy access to the Edinburgh City Bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the city of Glasgow.

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## The Location



# McEwan Fraser Legal

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