

# 16 Waulkmill Drive

PENICUIK, MIDLOTHIAN, EH26 8LA



*Exceptional four-bedroom detached villa with breathtaking panoramic countryside views, a stunning mature rear garden, balcony, garage and driveway*



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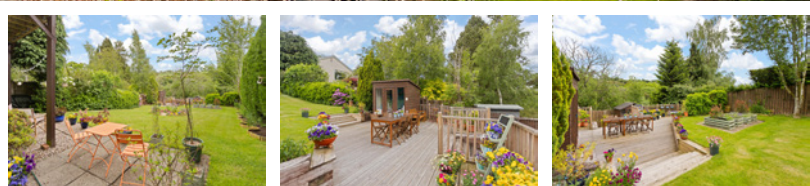
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McEwan Fraser Legal is delighted to present this exceptional four-bedroom detached villa enjoying a stunning elevated position with breathtaking panoramic views across open countryside, together with a substantial mature rear garden, private driveway and garage.

Presented to the market in immaculate condition throughout, this impressive family home offers stylish and versatile accommodation over two levels, finished to a high specification with tasteful contemporary décor and an abundance of natural light.

# THE GARDEN



A particular highlight of the property is the magnificent rear garden. Beautifully mature, generously proportioned and thoughtfully landscaped with areas of lawn and patio, it provides an idyllic outdoor setting with superb uninterrupted views over the surrounding countryside, creating a wonderful sense of privacy and tranquillity rarely found.



The elevated outlook can also be fully appreciated from the balcony accessed directly from the living room, offering the perfect space for relaxing or entertaining while taking in the spectacular scenery.



The upper level has been recently upgraded and comprises a bright and spacious living room with direct access to the balcony and outstanding open views.

# THE LIVING ROOM



# THE KITCHEN



A stylish fully fitted kitchen is complete with an electric hob, oven, microwave, extractor fan, and dishwasher, along with space for a dining table.



# THE DINING ROOM



There is also a well-proportioned double bedroom enjoying beautiful countryside views, together with a contemporary family bathroom featuring a shower over the bath. The lower level offers three further generously sized bedrooms, including one with built-in storage.

# BEDROOM 1



# THE BATHROOM



# THE HALLWAY



The lower level offers three further generously sized bedrooms, including one with built-in storage.



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4



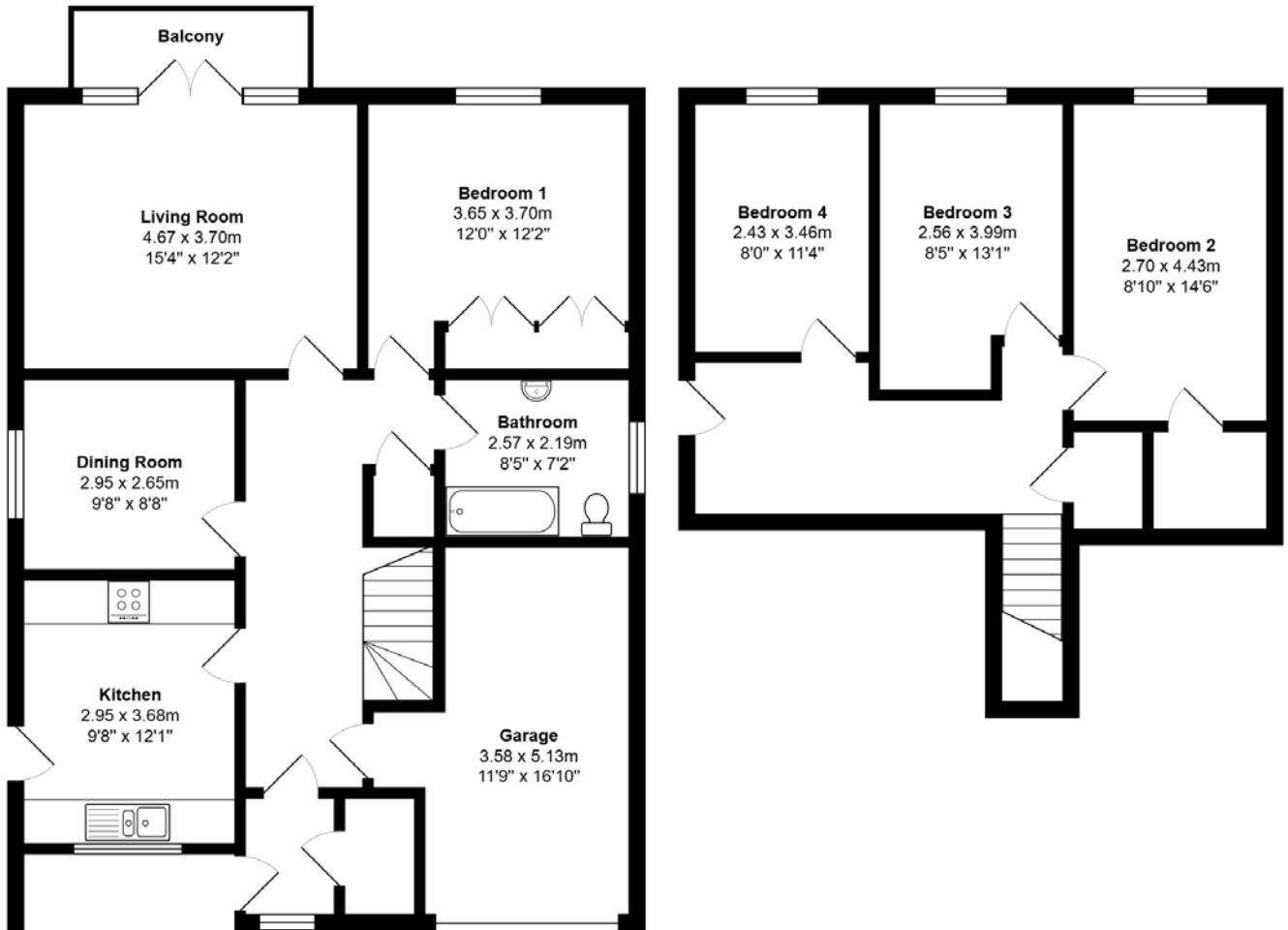
Further benefits include gas central heating, double glazing, a driveway and a garage.

This is a truly outstanding home in a picturesque setting, and early viewing is highly recommended to fully appreciate the quality of accommodation, stunning views and exceptional outdoor space on offer.

# WAULKMILL DRIVE

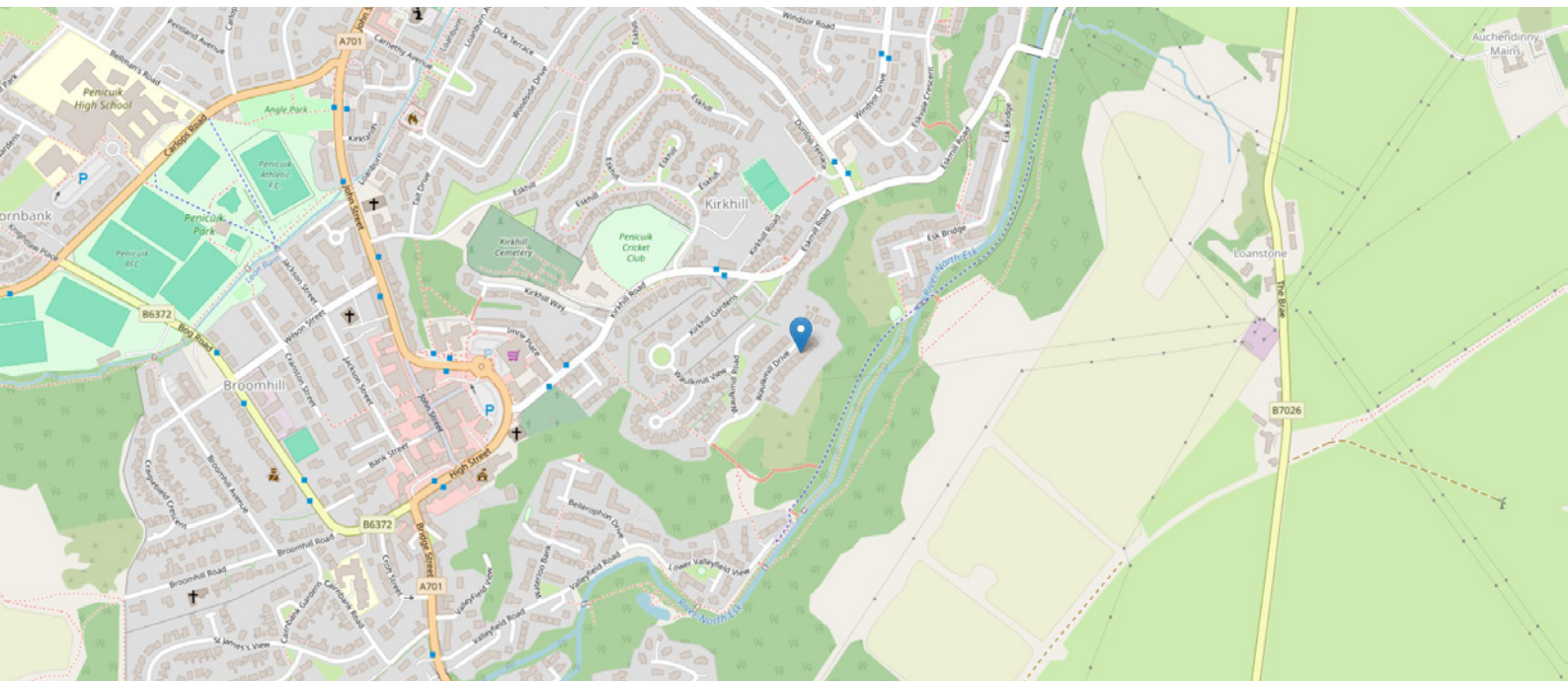


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Waulkmill Drive enjoys a highly desirable setting within the popular Midlothian town of Penicuik, offering a wonderful semi-rural feel that is sure to appeal to family buyers. The property is particularly distinguished by its peaceful position, with panoramic views over open countryside to the rear, creating a sense of space, privacy, and connection to the surrounding landscape that is rarely found in such a convenient location. Despite its tranquil setting, the property remains ideally placed for everyday amenities. Penicuik itself provides a wide range of local facilities including supermarkets, independent shops, cafes, and healthcare services. For more extensive retail and leisure options, Straiton Retail Park is just a short drive away, offering a variety of high-street brands, restaurants, and family-friendly outlets.





The area is well regarded for its schooling, with a selection of reputable primary and secondary schools serving the town, making it particularly attractive for growing families. Further education opportunities are also easily accessible in Edinburgh and the wider Midlothian area.

For those commuting, the location offers excellent transport links. Regular bus services connect Penicuik to Edinburgh city centre and surrounding areas, while the nearby A701 provides straightforward road access into the capital and towards the Borders. Park-and-ride facilities within easy reach further enhance convenience for commuters.

Outdoor and recreational opportunities are a key highlight of the area. The property's semi-rural position allows for immediate access to scenic countryside walks and cycling routes, while the nearby Pentland Hills Regional Park offers extensive outdoor pursuits, breathtaking landscapes, and a true escape into nature. Local parks, sports facilities, and leisure centres also cater well for families and active lifestyles.

Combining a peaceful, countryside outlook with excellent connectivity and amenities, Waulkmill Drive offers an exceptional setting for family living.



  
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