

Rarely available and unique converted Steading

Beautifully converted by the current owners



2 Beeslack Stables

Penicuik, Midlothian, EH26 0QF



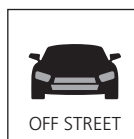
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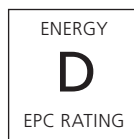
4 BED



2 BATH



OFF STREET



ENERGY

D

EPC RATING



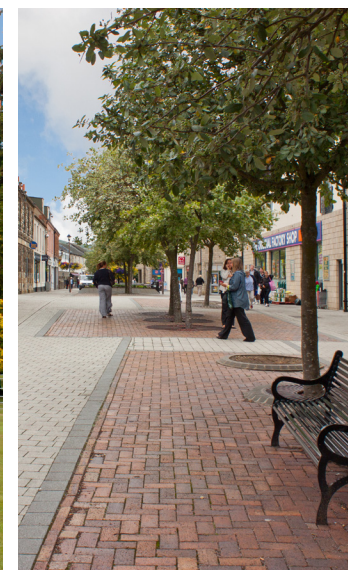
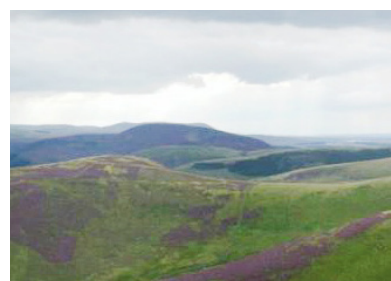
Penicuik, Midlothian

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the South-west of the city, perhaps nine or ten miles from Edinburgh's city centre, close to the Pentland Hills. It's an attractive little town completely surrounded by open countryside, which extends from here, right into the borders. In terms of traveling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.

Being 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. And slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including IKEA,

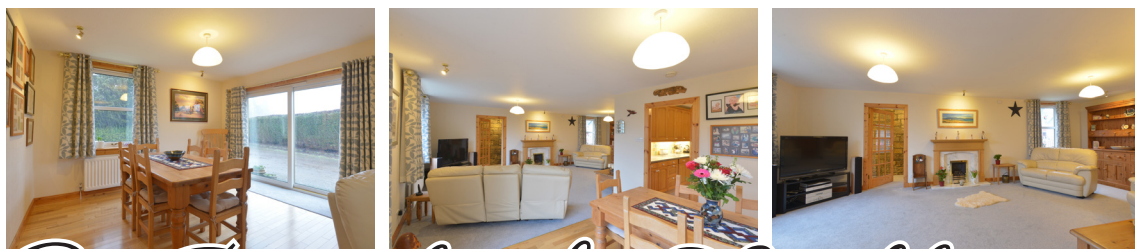
Costco and Sainsburys. The town centre provides a wide choice of building society, banking and Post Office services. In this same area is the health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik, there are a number of primary and secondary schools of both denominations, just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with Library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away, lies 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.





"... wonderful and extremely unique four bedroom converted Steading, set back from the road with uninterrupted views over the countryside and beyond..."



2 Beeslack Stables

We are delighted to present to the market this wonderful and extremely unique four bedroom converted Steading, set back from the road with uninterrupted views over the countryside and beyond from outside. The property offers great flexibility to be a fun and functional place to live, and will be enjoyed by all family and friends, offering generous accommodation throughout.

Viewing is highly recommended to appreciate this impressive property.

Stepping inside the bright entrance vestibule you can't help but be wowed at the space this home has to offer.

This sizeable property floor is home to a variety of rooms an active family would delight in.

The property is finished to a high standard throughout and, although modernised, this substantial home offers spacious apartments similar to those found in traditional builds. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. The current owner has extended the property extensively creating a substantial family home set within beautifully landscaped grounds. The accommodation briefly comprises, entrance vestibule and hallway, lounge with



feature gas fireplace, fully fitted kitchen with all appliances included, four double bedrooms, formal sitting room, dining room and a trendy family bathroom.

The large kitchen can be found off the lounge/dining area and is fitted with a good range of floor and wall mounted units providing lots of worktop space, fridge freezer, oven, dish washer, extractor fan and a gas cooker which is sure to appeal to any aspiring chef! Off the kitchen is a separate utility area which is extremely useful for modern family life. From here one can access the rear garden.

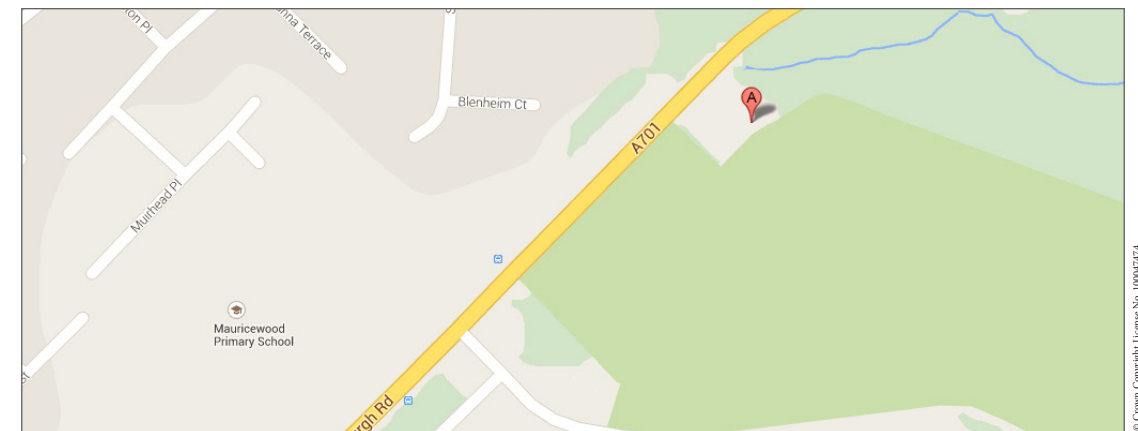
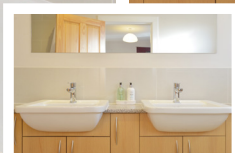
The large master suite benefits from a trendy en-suite bathroom with his and hers sinks and allows space for additional free-standing furniture if required. Bedroom two and four also benefit from fitted wardrobes.

In the extension the current owners have created a beautiful study/dining area and a charming sitting room with working wood burner. The extension was created from a stone outbuilding and retains many original features.

The property also includes an external workshop, additional storage and plenty of space for off-street parking.



Four double bedrooms, family bathroom and en-suite bathroom





McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



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Text and description
JOSH STEEPLES
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer