



## 6 BRACKEN WYND

*Milton Bridge, Penicuik, EH26 0FY.*







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**A beautifully presented and spacious 5-bedroom house, situated in a generous plot, with beautiful front and rear gardens, a private driveway and double garage. Within close proximity of Penicuik's amenities and within commuting distance of Edinburgh.**

Penicuik 1.4 miles, Edinburgh 9.6 miles, Edinburgh Airport 12.6 miles

(All distances are approximate).

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### Summary of Accommodation:

**Ground Floor:** Entrance Hall, Sitting Room, Open Plan Kitchen-Living-Dining Room, Bedroom/Study, Utility Room, Cloakroom and an Under Stairs Cupboard.

**First Floor:** Landing, Principal Bedroom with En Suite Shower, Double Bedroom with En Suite Shower, Two Further Double Bedrooms, a Bathroom with Shower and a Linen Cupboard.

**Garage:** Double Garage with manual doors, electricity, an EV Charge Point, WIFI and storage, with a large private driveway in front.

**Garden:** Beautiful front and rear gardens; the front garden is predominantly laid to lawn and bordered by beautiful flower boxes, to the rear the private garden offers a patio area and raised deck, perfect for alfresco dining with an area of lawn.

**About: 0.19 acres**





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### Situation:

6 Bracken Wynd is nestled quietly amongst an established CALA development to the north of Penicuik and is well situated to benefit from all the amenities and services offered locally including primary and secondary schooling, supermarkets, local shops, banks and professional services are all within a short drive away. Heading west the open countryside of the Pentland Hills Regional Park offers a plethora of peaceful walks and cycling opportunities. These cycling opportunities are augmented by the renowned mountain biking facilities at Glentress and the local road network is a popular destination for road cyclists.

The Edinburgh City bypass is within close proximity of the property and offers excellent road links eastwards to the A1 and thereby East Lothian, Berwickshire and Northumberland and westwards to the M9 and M8 and thereby Glasgow, Stirling and the remaining towns of Central Scotland. Edinburgh's International Airport is also within easy reach via the bypass.

Edinburgh, Scotland's Capital, is within easy reach and is the predominant local employment centre. The centre of Edinburgh is a UNESCO World Heritage Site and Edinburgh is the United Kingdom's second most popular tourist destination. In addition to the Scottish Parliament and its many historic buildings it has numerous museums, art galleries as well as sporting and other cultural attractions.





### General Description:

6 Bracken Wynd is approached via a shared road arriving to a private driveway where there is ample parking in front of the double garage. The house sits back from the main road and is sheltered by its front garden featuring a rendered façade sitting under a tiled roof, benefitting from double glazing throughout and an air source heat pump. The house is in immaculate order, with the current owners having invested in making improvements to both the house and gardens.

The front door opens to a welcoming and spacious entrance hall which gives access to the principal rooms on the ground floor. The sitting room is situated to the front of the property and features shuttered windows that overlook the front garden. From the entrance hall a partially glazed door opens to an open plan kitchen-dining-living room. The kitchen area has a range of wall and base mounted units with basin overlooking the rear garden. Modern appliances include all Siemens oven with microwave above, a five-ring induction hob, fridge freezer and dishwasher. The dining area has space for a dining table and chairs with bi-fold doors opening to the patio and rear garden. The living area has a log burning stove, with space for seating, perfect for the winter months cosying up by the fire. From the kitchen a door opens to the utility room which has a range of wall and base mounted units with a basin and is plumbed for a washing machine and tumble dryer. The cupboard houses the controls for the air source heat pump and gas boiler with the back door opening to the rear garden. Completing the accommodation on the ground floor is a study/bedroom that overlooks the front garden, a cloakroom with WC and wash hand basin and a further cupboard housing the electrics and a spacious under stairs storage cupboard.

Stairs ascend to the first floor and landing giving access to the principal bedroom which offers extensive built in wardrobes and views over the front garden with a generous en suite shower room with walk in shower cubicle, WC and wash hand basin. Across the landing is a further double bedroom with built in wardrobes and an en suite shower room with walk in shower cubicle, WC and wash hand basin. The two remaining double bedrooms have built in wardrobes, one of which overlooks the rear garden and the other the front of the house. Completing the accommodation on the first floor is a family bathroom with bath with separate handheld shower attachment and a walk-in shower cubicle, WC and wash hand basin. Off the landing there is a cupboard housing the hot water cylinder.









### Garden:

The front garden is predominantly laid to lawn and is bordered by beautiful, raised flower beds which are well stocked with a striking array of colourful mature plants and shrubs. A pedestrian gate gives access to the rear garden which has a partially paved patio and generous raised deck. The patio area has a fixed awning which provides shelter with the raised deck providing the perfect area to enjoy al fresco dining or a BBQ on a summers evening. Steps drop down into the garden which is partially gravelled and partially laid to lawn and is home to a large greenhouse. In the rear garden at the side of the house there is a garden sheds and log store. At the bottom of the garden partial views of The Pentland Hills can be enjoyed.

### Double Garage:

From the garden a side door opens into the double garage which has electricity, an EV charge point, a manual door and is wired for WIFI, with a generous driveway in front.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is EH26 0FY.

### Fixtures and Fittings

Only items specifically mentioned in the particulars of sale will be included in the price.

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Air source heat pump, mains gas and central heating, mains electricity, water and drainage, an EV Charge Point.  
TBC





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### Local Authority

Midlothian Council, 40-46 Buccleuch St, Dalkeith EH22 1DN

### Council Tax

Band G.

### EPC Rating

Band C.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy.

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

### Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

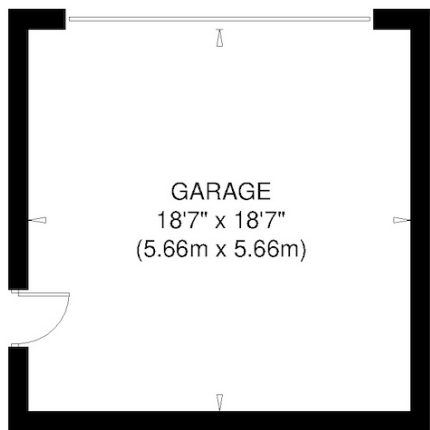
### Websites and Social Media

This property and other properties offered by Rettie can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com), and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk).

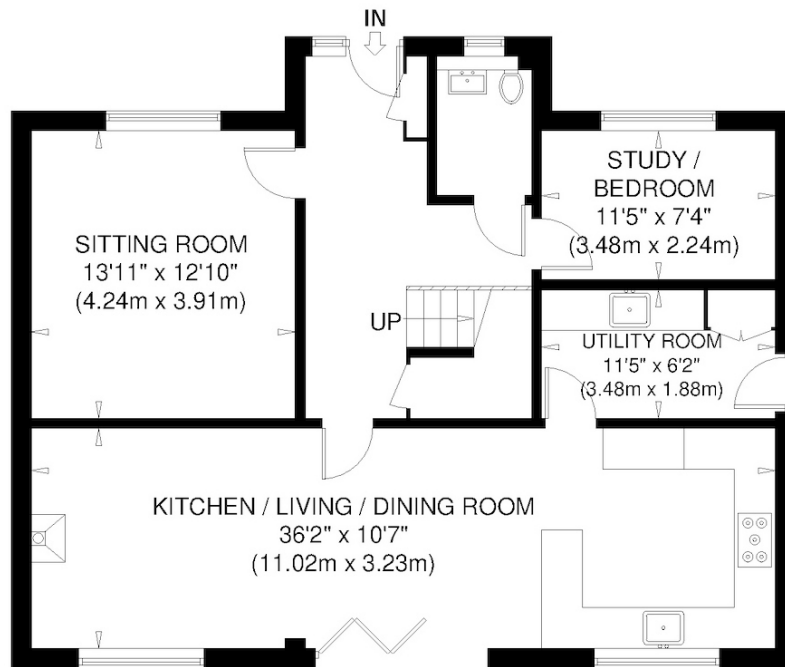
In addition, our social media platforms are [facebook.com – Rettie TownandCountry](https://www.facebook.com/RettieTownandCountry); [twitter.com – RettieandCo](https://twitter.com/RettieandCo); Instagram and LinkedIn.



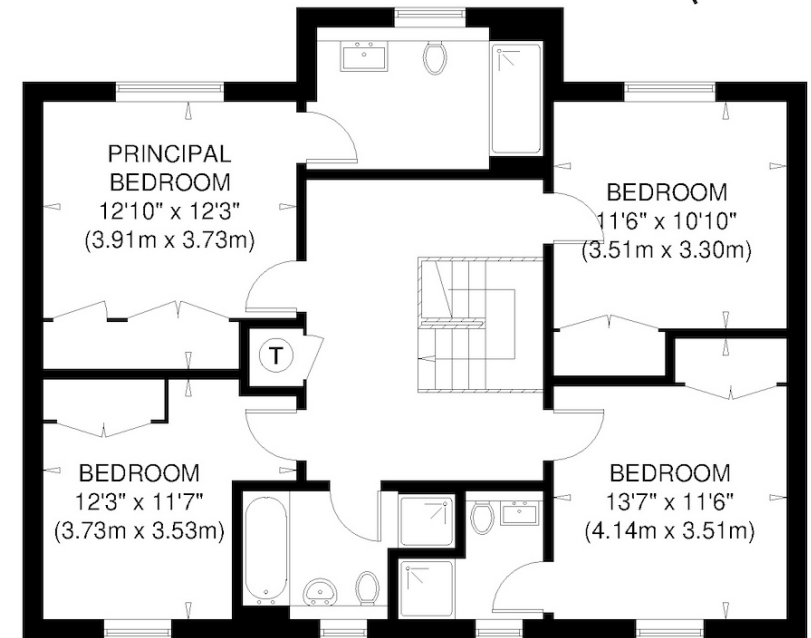




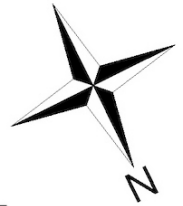
GARAGE  
GROSS INTERNAL  
FLOOR AREA 31.9 SQ M / 343 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 87.8 SQ M / 945 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 87.8 SQ M / 945 SQ FT



BRACKEN WYND  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA = 175.6 SQ M / 1890 SQ FT  
GARAGE AREA = 31.9 SQ M / 343 SQ FT  
TOTAL COMBINED FLOOR AREA = 207.5 SQ M / 2233 SQ FT  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.

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## Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.







#### **Proof and Source of Funds/ Anti Money Laundering**

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

#### **RETTIE**

☎ 0131 624 4183

✉ [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

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