



72 Eskhill, Penicuik, Midlothian, EH26 8DQ

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This property will be very popular and should not to be missed. McDougall McQueen are delighted to present to the market this bright and spacious detached villa set in a much sought-after residential estate on a commanding corner plot with great views in the lovely Midlothian town of Penicuik. Conveniently located, it is thought this property will make the ideal home for families, first time buyers and professional couple alike. The property is offered in excellent condition throughout and offers spacious flexible family accommodation over two levels, with private garden grounds to the front, side and rear with a driveway leading to a detached garage in addition to a separate parking area.

- Superb sought-after residential location
- Stunning views to the rear
- Commanding corner plot
- Entrance hallway with under stair storage
- Ground floor WC
- Spacious living room with window to the front, electric fire and surround
- Dining room with patio doors to the rear garden
- Modern fitted kitchen with a range of wall and base units, electric ceramic hob, oven and extractor, free-standing fridge freezer and washing machine
- Upper hall with store cupboard and loft access via a loft ladder
- Main bedroom with built-in wardrobes and bedroom furniture
- Bedroom two with built-in wardrobe
- Bedroom three with over stair storage
- Family bathroom with three-piece white suite with electric shower over the bath and shower screen
- Gas central heating + Double glazing
- Private mature garden grounds to the front, side and rear which are ideal for outside entertaining
- Detached garage with light and power
- Driveway and parking



## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

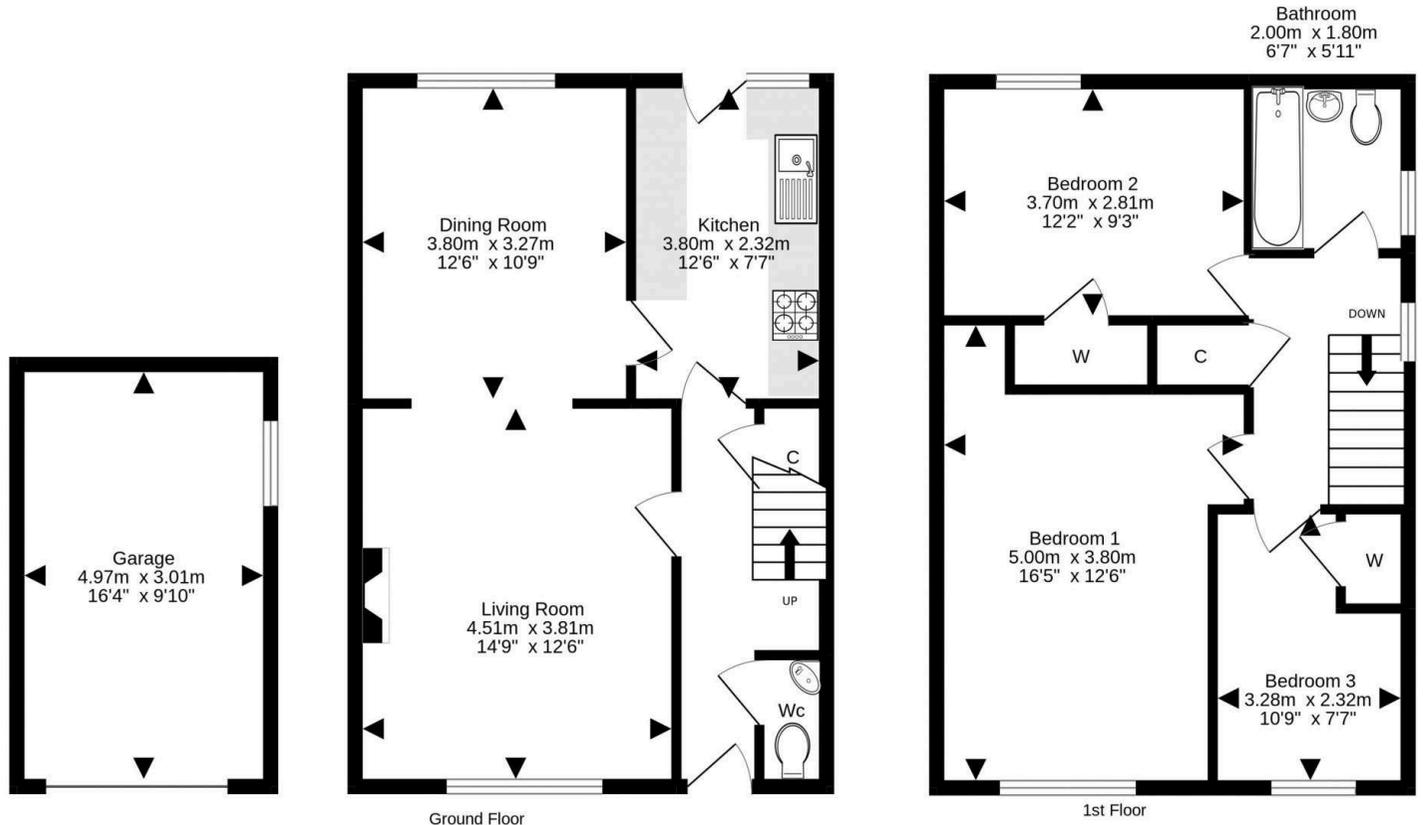
## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated appliances and remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. All items of furniture are also available subject to offer

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

