



**7 Broomhill Road,
Penicuik, Midlothian, EH26 9EE**

CALL US ON 0131 447 4747

7 Broomhill Road, Penicuik, Midlothian EH26 9EE

For price and viewing information please visit
residential.gillespiemacandrew.co.uk or call 0131 447 4747

- Entrance vestibule.
- Reception hall with storage
- Well-presented shower room with underfloor heating.
- Attractive bright living room with feature gas fire.
- French doors to decking area.
- Open access to dining room.
- Patio doors leading to further decking area.
- Breakfasting kitchen with appliances.
- Larder storage cupboard.
- Good sized double bedroom.
- Home Office/Bedroom 5.
- Utility/Boot room off.
- Upper landing with excellent storage.
- Access to partially floored attic storage space.
- Master bedroom with built-in wardrobes.
- En-suite shower room with underfloor heating.
- Two further double bedrooms.
- Family bathroom with shower & underfloor heating.
- Gas central heating.
- Double glazing
- Driveway to front providing ample off-street parking.
- Extensive south facing well stocked garden to rear.
- Gas central heating.
- Double glazing.
- External water tap.
- Outside Electrical socket.
- Unrestricted on street parking.

GENERAL DESCRIPTION

A fabulous, rarely available, extended detached villa situated within the popular Midlothian town of Penicuik, ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City Bypass. The property itself is situated close to the town centre and a short walk from beautiful country walks in Penicuik Estate. The property offers flexible living accommodation and is brought to the market in move-in condition.



A FABULOUS, RARELY
AVAILABLE, EXTENDED
DETACHED VILLA





LOCATION

Penicuik lies about nine miles south of Edinburgh and about five miles from the city by-pass. It is a popular and attractive place to live with good primary and secondary schooling, a wide range of convenience shopping, including a large branch of Tesco and a variety of recreational facilities. The wonderful open spaces of the Pentland Hills are within easy reach, as is the Winter Sports Centre at Hillend. There are several golf courses to choose from and the Community Centre boasts a competition standard swimming pool, a library and leisure centre. A little further afield, the Straiton Retail Park plays host to many High Street stores including Next, Boots and Marks & Spencer, to name but a few. There is also a 24-hour Asda, a Costco and Ikea. Regular bus services run to and from the city centre and the Scottish Borders.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, SOME CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE RANGE COOKER, COOKER HOOD, TWO FRIDGE FREEZERS AND DISHWASHER. THE THREE GARDEN SHEDS WILL ALSO BE INCLUDED. THE WARDROBES IN THE BEDROOM TWO WILL ALSO BE INCLUDED IN THE SALE PRICE.

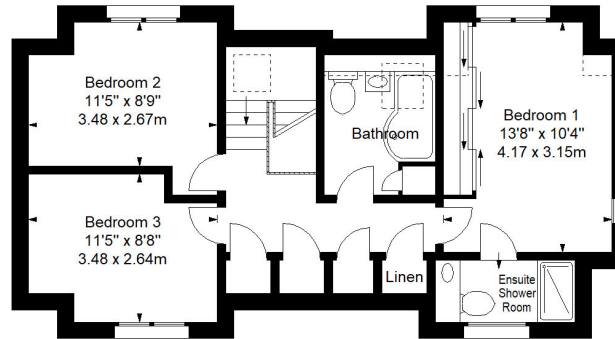


COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 10.4 MILES TO EDINBURGH WAVERLEY.
AIRPORT: APPROXIMATELY 15.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

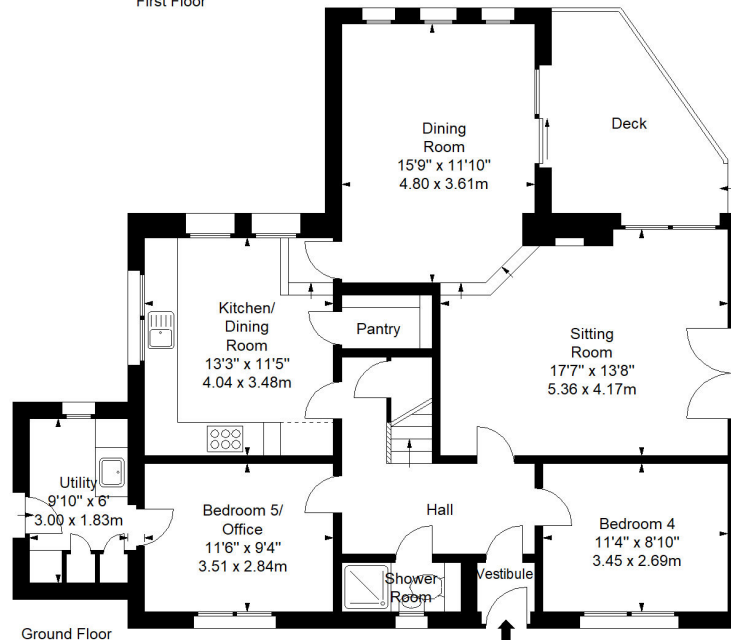
**Broomhill Road,
Penicuik,
Midlothian, EH26 9EE**



Approx. Gross Internal Area
1612 Sq Ft - 149.75 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



Ground Floor



**ENERGY PERFORMANCE
CERTIFICATE RATING D**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.