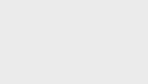




GILSONGRAY
LAW • PROPERTY • FINANCE

6 CORUNNA TERRACE
Penicuik, Midlothian, EH26 0LQ



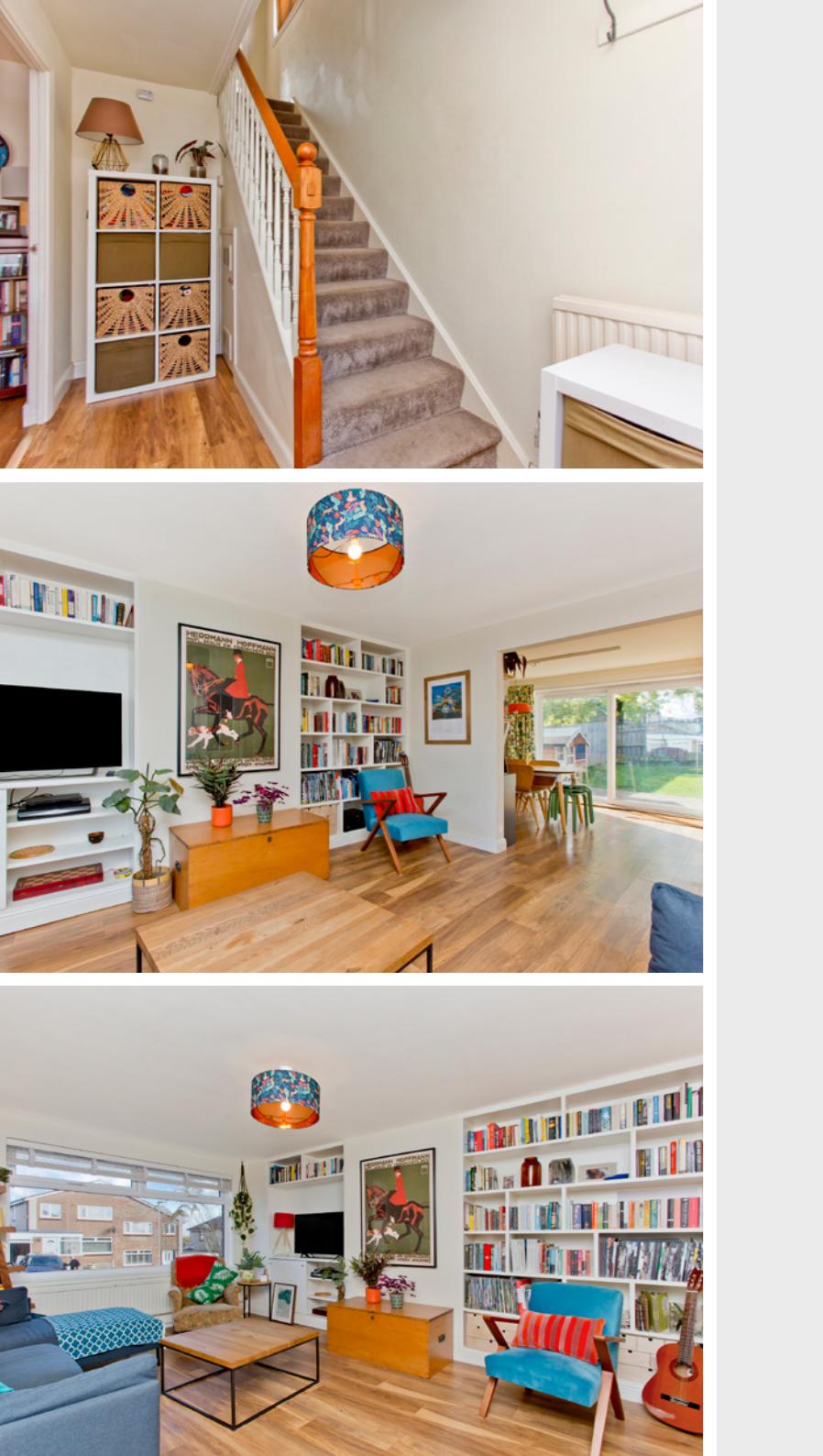
DETACHED HOUSE IN PENICUIK

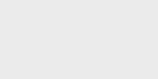
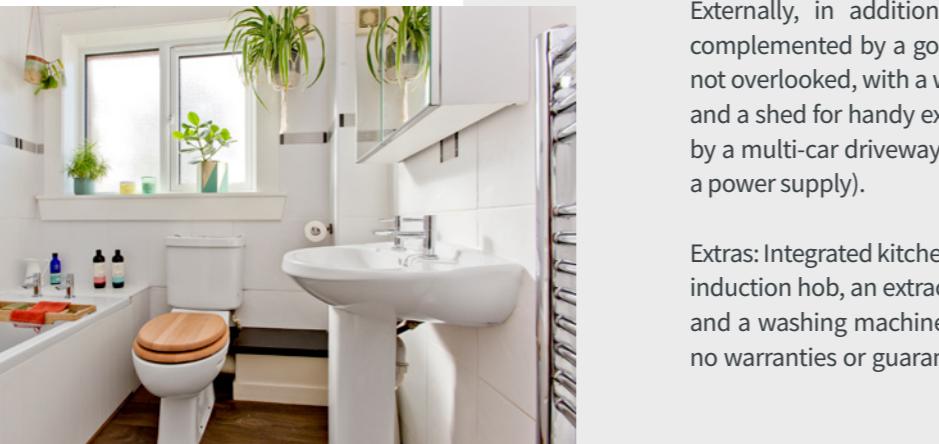
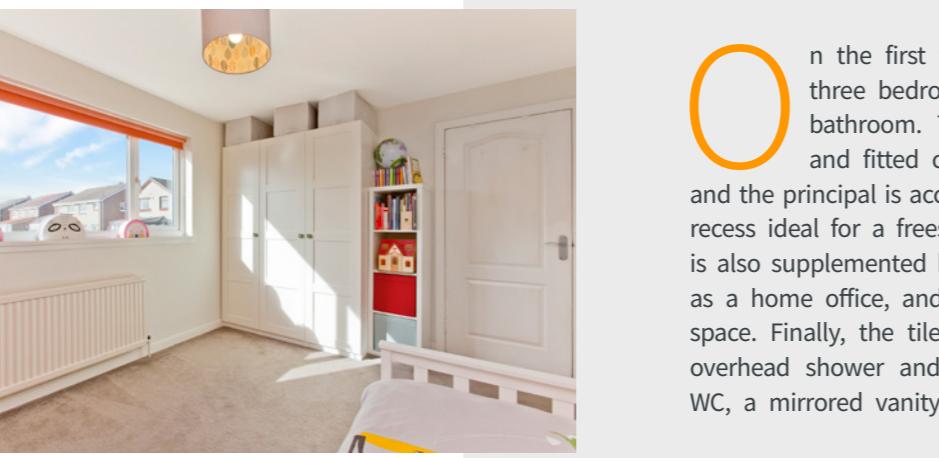
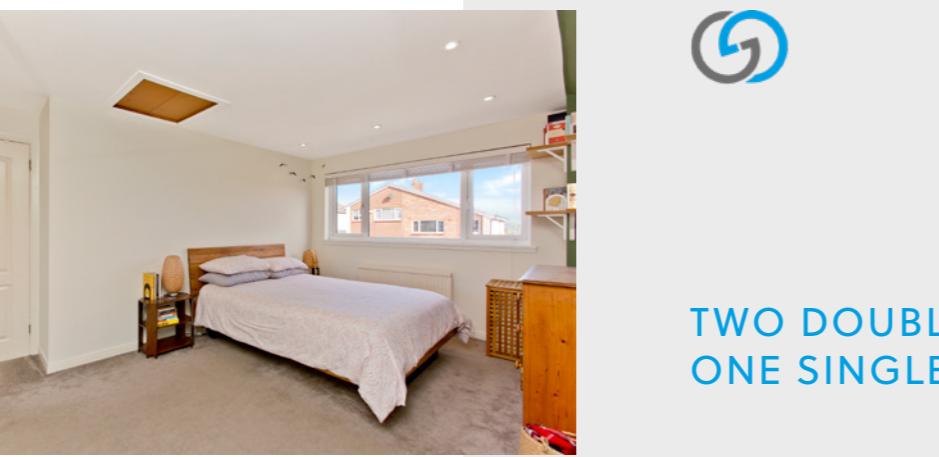
Forming part of an established development in popular Penicuik, this detached house enjoys three bedrooms, a spacious reception room, a dining kitchen, desirable semi open-plan living, and a bathroom, plus well-maintained front and rear gardens, a detached garage, and a multi-car driveway.

The home is set back from the road behind a neat lawn and the driveway and the front door opens into a welcoming hall with built-in under-stair storage, setting the tone for the interiors to follow with neutral décor and modern wood-styled flooring. To the left of the hall lies a living room, continuing the understated, yet attractive impression set in the hall and offering plenty of space for furniture layouts. Cleverly designed fitted recessed shelving units offer space for a TV, books, and other display items/storage, and create a focal point for furniture to be arranged around. The living room flows freely through to the kitchen, where ample room is provided for a large dining table and chairs, set next to wide patio doors capturing southerly sunshine and opening onto the rear garden. The kitchen is fitted to the other side of the room and comes well-equipped with a wide range of modern cabinetry framed by wood-styled worktops and bold red metro-tiled splashbacks.

FEATURES

- Detached house in Penicuik
- Established development
- Entrance hall with storage
- Elegant living room
- Contemporary dining kitchen
- Two double bedrooms
- One single bedroom
- Attractive modern bathroom
- Well-kept front and rear gardens
- Detached single garage
- Private multi-car driveway





TWO DOUBLE BEDROOMS & ONE SINGLE BEDROOM

On the first floor, a landing (with storage) leads to three bedrooms (two doubles and a single) and a bathroom. The bedrooms all enjoy tasteful décor and fitted carpets for optimum comfort underfoot, and the principal is accompanied by a built-in wardrobe/a large recess ideal for a freestanding wardrobe. The single bedroom is also supplemented by built-in storage and could be utilised as a home office, and a floored attic offers excellent storage space. Finally, the tiled bathroom comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, a mirrored vanity cabinet, and a chrome towel radiator.

Externally, in addition to the neat front lawn, the home is complemented by a good-sized, south-facing rear garden, that is not overlooked, with a well-kept lawn, a patio for outdoor seating, and a shed for handy external storage. Private parking is provided by a multi-car driveway leading to a detached single garage (with a power supply).

Extras: Integrated kitchen appliances comprising a double oven, an induction hob, an extractor hood, a fridge, a freezer, a dishwasher, and a washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.

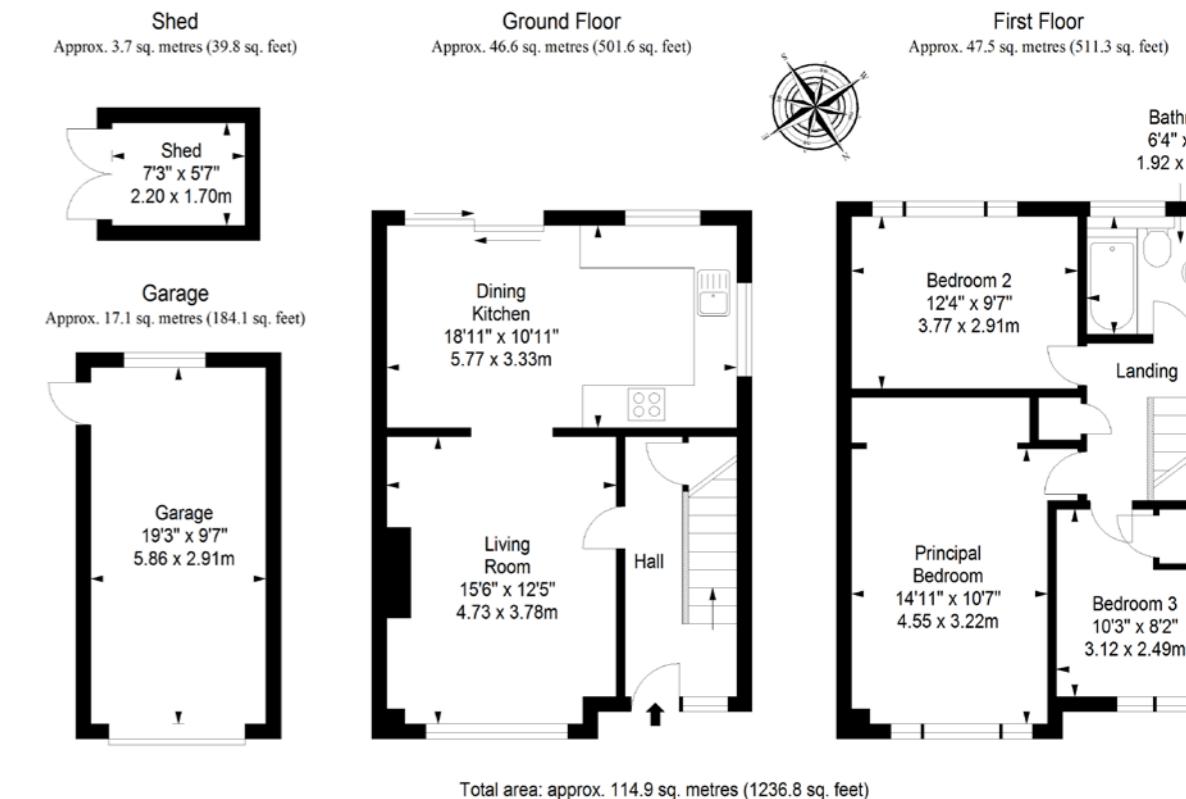




PENICUIK, MIDLOTHIAN

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

EPC RATING: **D** COUNCIL TAX BAND: **E** VIEWINGS By appointment with Gilson Gray 01628 93341





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