



45 Eskhill, Penicuik, Midlothian, EH26 8DD

www.mcdougallmcqueen.co.uk



Another great opportunity for first time buyers and young families. We are delighted to present to the market this lovely extended three-bedroom semi-detached house, set in the much sought-after Eskhill development in the lovely Midlothian town of Penicuik. Superbly located this property is within walking distance of all local schooling and amenities and will make an ideal family home. The accommodation is offered to the market in clean condition throughout and has been maintained throughout the years to form lovely family accommodation. There are good sized private garden grounds to the front and rear with a driveway providing off-street parking and access to a detached garage which has both light and power.

- Superb sought-after residential location
- Spacious extended family accommodation
- Entrance porch which is open to the hallway with under stair storage
- Bedroom three
- Living room with front facing window, electric fire, and surround
- Dining room with patio doors to the rear
- Fitted kitchen diner with dual aspect windows, a range of base and wall units, gas hob, double oven, extractor, integrated fridge, integrated freezer, and free-standing white goods
- Upper hallway with storage
- Loft ladder access to part floored loft
- Main bedroom with front facing window and built-in mirrored wardrobes
- Bedroom two with window to the rear with wonderful views
- Family shower room with electric shower, wc and sink
- Gas central heating and double glazing
- Private gardens to the front and rear
- Driveway
- Detached garage with light and power
- Lovely views to the rear



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.

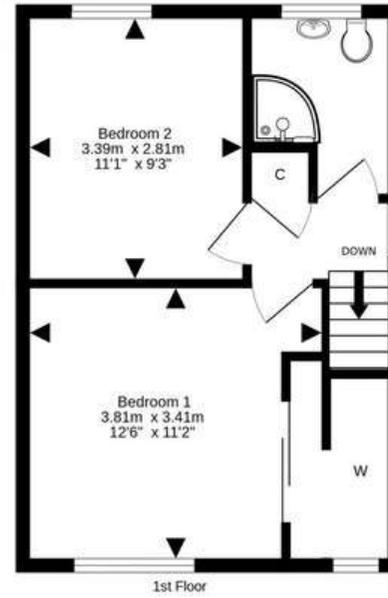
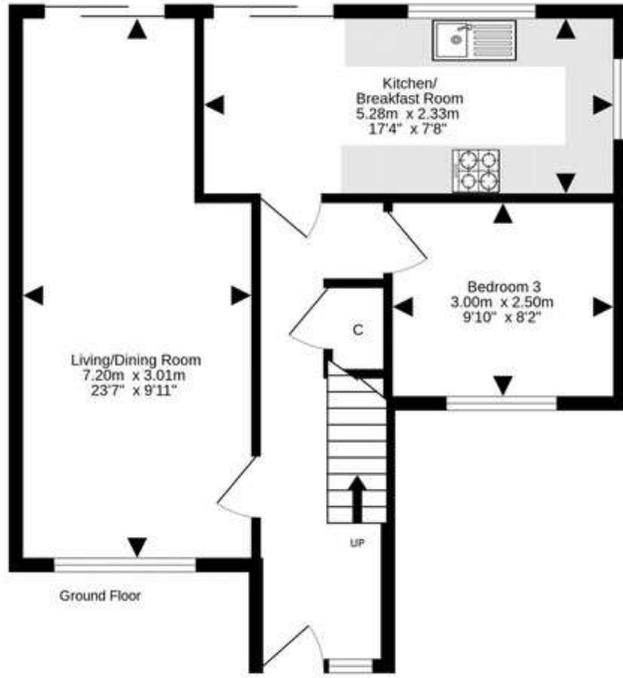
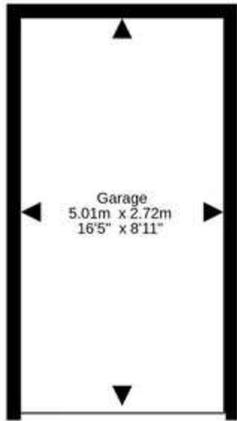
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and remaining free-standing white goods. Other items may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.

Price & Viewing

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

EPC Band - D



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.
Made with Metropix ©2023



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546
 Bruntisfield Office: 103-105 Bruntisfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

