

COULTERS[©]

WELCOME TO:
ST JAMES'S GARDENS

54 St James's Gardens, Penicuik, EH26 9DU



ST JAMES'S GARDENS AT A GLANCE:



Sought-after
Penicuik location



Detached
property



Single-car driveway
and garage



Ideal commuter
location



South-east
facing garden



Short drive to The
Pentland Hills

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a desirable lifestyle with this beautifully presented detached home tucked away in a peaceful cul-de-sac in Penicuik. Finished to an impeccable standard, this impressive property with a beautiful garden boasts stylish, bright, and generous accommodation. Only a short drive from scenic open spaces such as The Pentland Hills, superb amenities, schooling, and with Edinburgh under ten miles away, St James's Gardens presents a fantastic opportunity for a variety of purchasers.

- Stunning sitting room with a magnificent dual-aspect over the landscaped rear garden and seamless flow into the adjoining dining kitchen.
- Dining kitchen features high-spec integrated appliances including a ceiling extractor hood, eye-level double oven, microwave, and a five-ring gas hob.
- Light-filled living room or fourth bedroom.
- Spectacular principal double bedroom overlooking the rear gardens. The sophisticated décor includes built-in wardrobes. An indulgent and sizeable en-suite bathroom comprises a rainfall shower, deep bath, Jack and Jill washbasins built into vanity, a hidden cistern WC and chrome towel radiator.
- Two generous and bright double bedrooms with a tasteful interior.
- Luxurious family shower room.
- Gas central heating and double glazing throughout.
- Neat front garden with lawn and borders. Beautifully landscaped rear terraced garden with two alfresco seating areas.
- Single-car driveway and garage.





LOCATION, LOCATION, LOCATION:

Lying approximately nine miles south-west of Edinburgh, Penicuik is a popular Midlothian town. Built along the banks of the River North Esk and the gateway to the Scottish Borders, it is surrounded by picturesque countryside and is an ideal base from which to explore such spots as Roslin Glen Country Park with woodland and riverside walks and The Pentland Hills Regional Park.

Other fantastic leisure pursuits can be found at the Midlothian Snowsports Centre, Glencorse Golf Club, and the popular leisure centre which boasts a swimming pool, gym, and soft play. There are an array of restaurants and bars to enjoy whilst the renowned Flotterstone Inn is less than a ten-minute drive

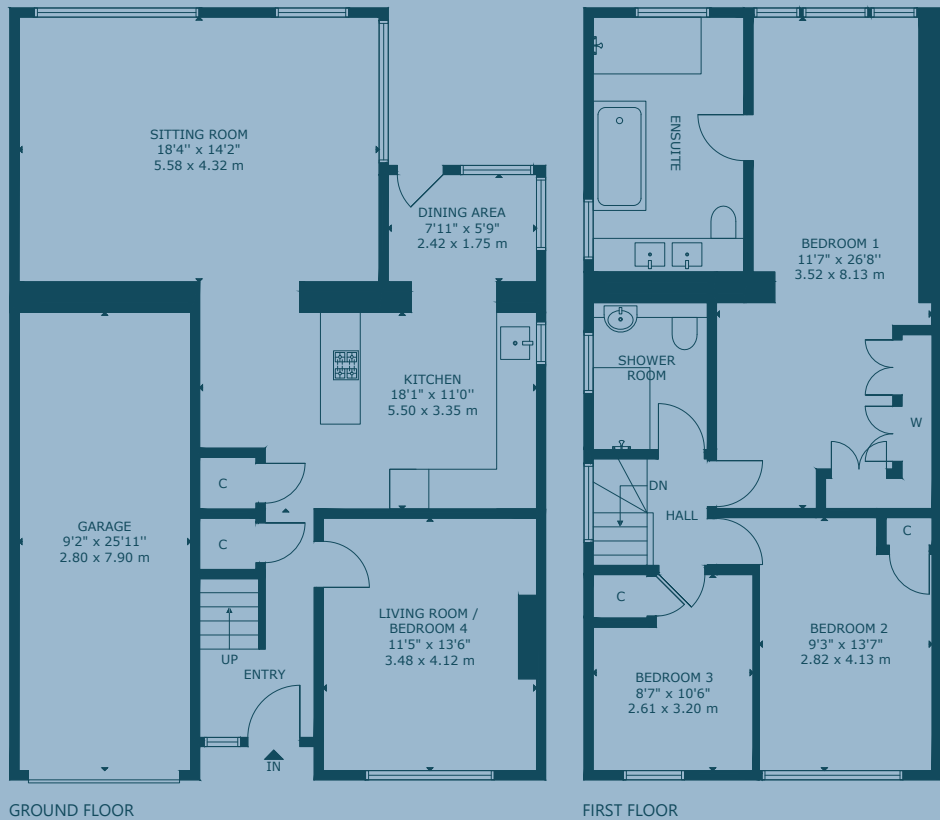
from the property. One of the largest Midlothian towns, Penicuik has a wide variety of shops including a Tesco and Lidl, and Straiton Retail Park which is a fifteen-minute drive houses a Starbucks, Marks and Spencer Simply Food, and Next amongst others.

Local schooling includes Cornbank St James Primary School and Penicuik High School.

An ideal commuter location it provides quick access to the City Bypass and Edinburgh International Airport. Regular buses also take you into Edinburgh City Centre in under an hour.



FLOOR PLAN:



54 St James's Gardens, Penicuik, EH26 9DU
Approx. Gross Internal Area
1,515 Sq Ft - 141 Sq M
For identification only. Not to scale.
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WE'D LOVE TO HEAR FROM YOU:

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