

COULTERS<sup>©</sup>

WELCOME TO:

# STRATHESK ROAD

13 Strathesk Road, Penicuik, EH26 8EQ



3



1



1



C





## STRATHESK ROAD AT A GLANCE:



Popular Penicuik location



Semi-detached property



Well-proportioned accommodation



Pentland Hills close by



Private garden and single-car driveway



Walking distance of local schooling

### 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:

Boasting a wonderful enclosed rear garden, this is a comfortable and well-proportioned semi-detached family home in Penicuik. Situated in a popular area close to schooling, leisure, and retail amenities, this much-loved property offers bright accommodation complete with tasteful additions including a new contemporary wet room. In great condition and with a warm neutral décor and driveway, it will no doubt appeal to a variety of purchasers from young families to those looking to downsize.

- Light-filled dual aspect living room with a picture window looking out over the rear garden and featuring a gas fire.
- Appealing kitchen adjoining the living room and featuring integrated appliances including an extractor hood, hob, and an oven. Offers direct rear garden access.
- Bright principal double bedroom overlooking the rear garden and boasting built-in wardrobes.
- Two good-sized double bedrooms with a tasteful interior including built-in storage.
- New contemporary wet room featuring a chrome towel radiator, WC, and washbasin built into vanity.
- Attic with Ramsay ladder access.
- Gas central heating (new boiler).
- Neat front garden with small lawn and borders. Stunning south-east-facing rear garden with a garden shed, hedges, and established borders.
- Single-car driveway and on-street parking.









# LOCATION, LOCATION, LOCATION:

Lying approximately nine miles south-west of Edinburgh, Penicuik is a residential 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, local bowling and cricket clubs, 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

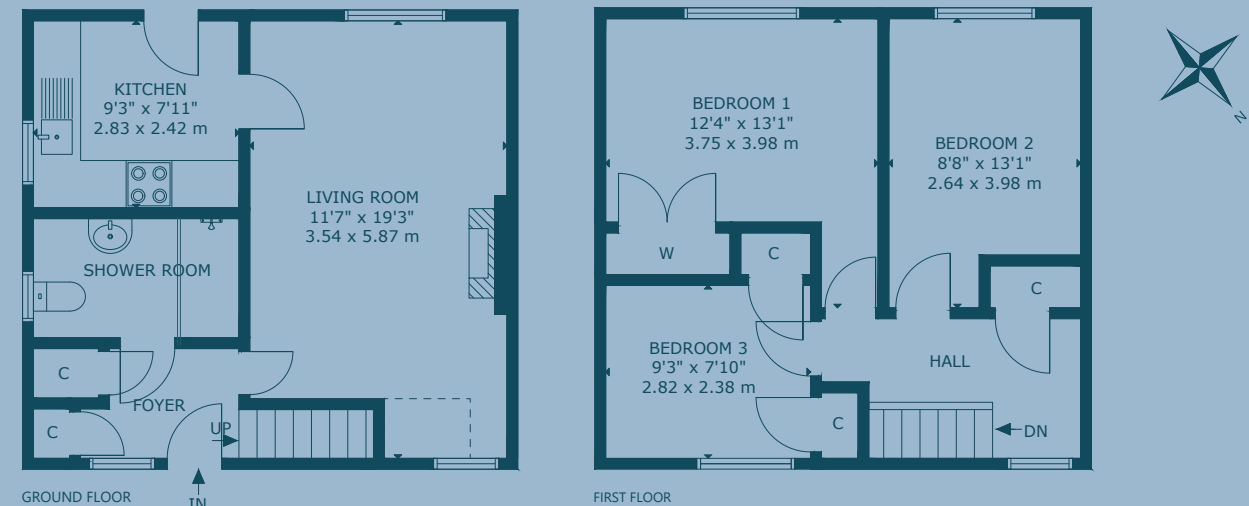
ten-minute drive from the property. One of the largest Midlothian towns, Penicuik has a wide variety of shops including a Tesco and Lidl, and Straiton Retail Park which is a fifteen-minute drive houses a Starbucks, Marks and Spencer Simply Food, and Next amongst others.

Local schooling includes Strathesk 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:



13 Strathesk Road, Penicuik, EH26 8EQ  
Approx. Gross Internal Area  
838 Sq Ft - 78 Sq M  
For identification only. Not to scale.  
© Nest Marketing



COULTERS<sup>©</sup>

# WE'D LOVE TO HEAR FROM YOU:

---

✉ [enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)

☎ 0131 603 7333

🌐 [coultersproperty.co.uk](http://coultersproperty.co.uk)

