



**16 Foster Road**  
**Penicuik, EH26 0FL**

CALL US ON 0131 447 4747

# 16 Foster Road, Penicuik, EH26 0FL

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Bright reception hall, with under-stair storage, leading through to the kitchen and living area.
- Attractive living room to the front of the property, with views out to the communal green spaces.
- Modern dining kitchen with floor and wall-mounted units, appliances including a four-ring gas hob with extractor hood and light, integrated fridge/freezer, dishwasher and washing machine. Door leading out to the rear garden and ample space for dining table and chairs.
- Downstairs modern WC.
- Carpeted stair leading to the landing on the first floor.
- Two double bedrooms to the rear of the property, overlooking the quiet back garden.
- Further double bedroom to the front of the property, currently being used as a family room, overlooking the communal green and views out to the Pentland Hills.
- Modern fitted family bathroom comprising of bath with shower over, WC and wash-hand basin with lower storage.
- The second floor hosts the bright and generous principle bedroom, with immaculate en-suite shower room comprising shower, WC and wash-hand basin. The bedroom benefits from a walk-in-wardrobe with two fitted wardrobes.
- Well-maintained enclosed rear garden with patio area, decked area, and area laid to lawn, making an ideal space for al-fresco dining. There is also a spacious garden shed.
- Two allocated parking spaces.
- Double glazing.
- Gas central heating.



## GENERAL DESCRIPTION

An immaculately presented mid-terraced villa situated within a sought-after modern development in the popular area of Penicuik. In pristine walk-in condition, the property would make an ideal family home.

COUNCIL TAX BAND – E  
TRAIN STATION – APPROXIMATELY 9 MILES TO EDINBURGH WAVERLEY STATION.  
AIRPORT – APPROXIMATELY 13 MILES TO EDINBURGH AIRPORT  
BUSES – WITHIN 100 METRES

## LOCATION

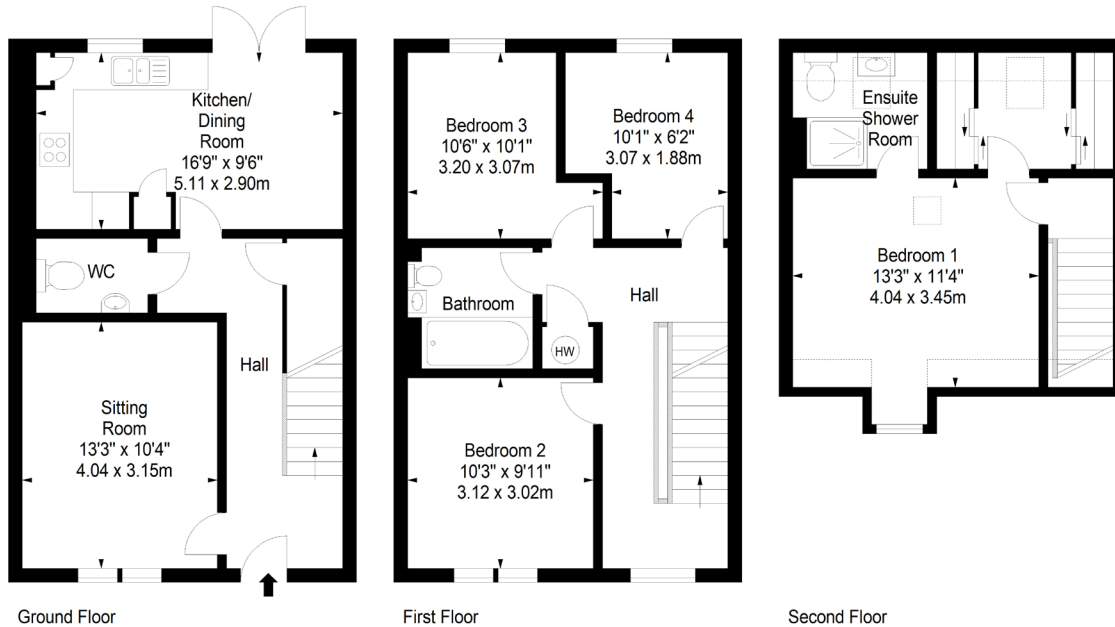
Penicuik is a much-respected Midlothian town, situated approximately 9 miles South of Edinburgh City Centre. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

**EXTRAS**  
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED FRIDGE/FREEZER, 4-RING GAS HOB WITH EXTRACTOR HOOD AND LIGHT, OVEN/GRILL, DISHWASHER AND WASHER/DRYER.

Foster Road,  
Penicuik,  
Midlothian, EH26 0FL



Approx. Gross Internal Area  
1275 Sq Ft - 118.45 Sq M  
For identification only. Not to scale.  
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ENERGY PERFORMANCE  
CERTIFICATE RATING B

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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.