



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**26 CRAIGIEFIELD CRESCENT**

Penicuik, Midlothian, EH26 9EQ



## PROPERTY SUMMARY

Situated in an established residential area of Penicuik, this beautifully presented, extended detached house boasts a living room, an open-plan breakfasting kitchen and family/dining room, three bedrooms, a bathroom, and a separate shower room, plus a large garden, an attached single garage, and a private driveway. The home is presented in a true move-in condition and is sure to appeal to families.

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



## FEATURES

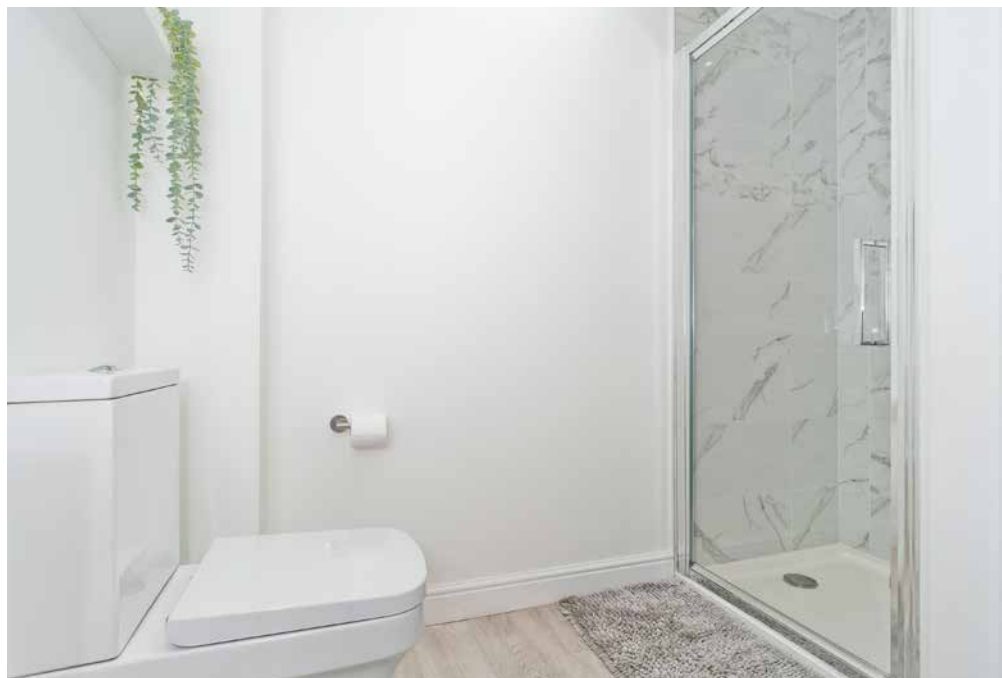
- Detached house in Penicuik
- Beautifully presented, contemporary interiors
- Reception hall with storage
- South-facing living room
- Open-plan breakfasting kitchen and family/dining room
- Three bedrooms with built-in storage
- Family bathroom
- Separate shower room
- Large rear garden
- Attached single garage
- Private driveway
- EPC Rating - D
- Council Tax Band - D







"DETACHED HOUSE IN  
PENICUIK WITH BEAUTIFULLY  
PRESENTED, CONTEMPORARY  
INTERIORS"

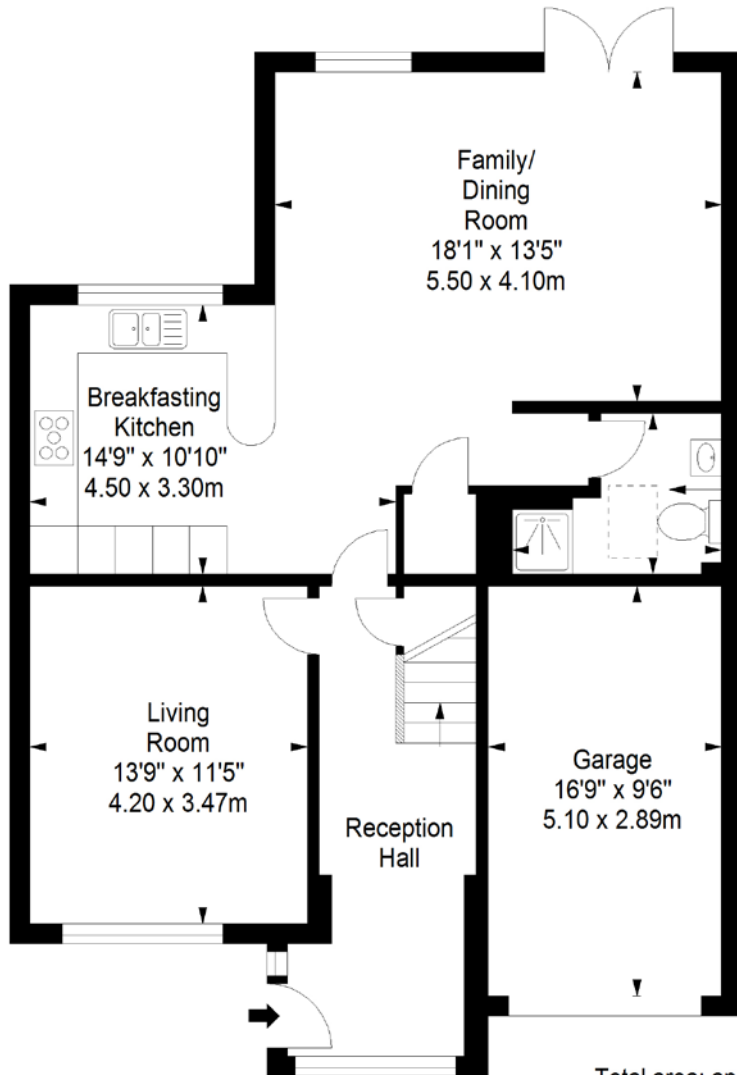




# FLOORPLAN

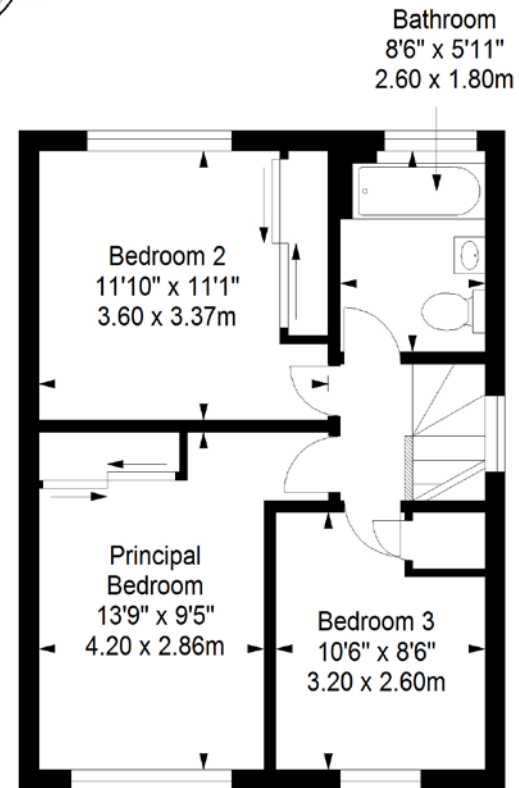
## Ground Floor

Approx. 88.8 sq. metres (955.9 sq. feet)



## First Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 131.5 sq. metres (1415.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

11 South Tay Street  
DD1 1NU  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. 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.