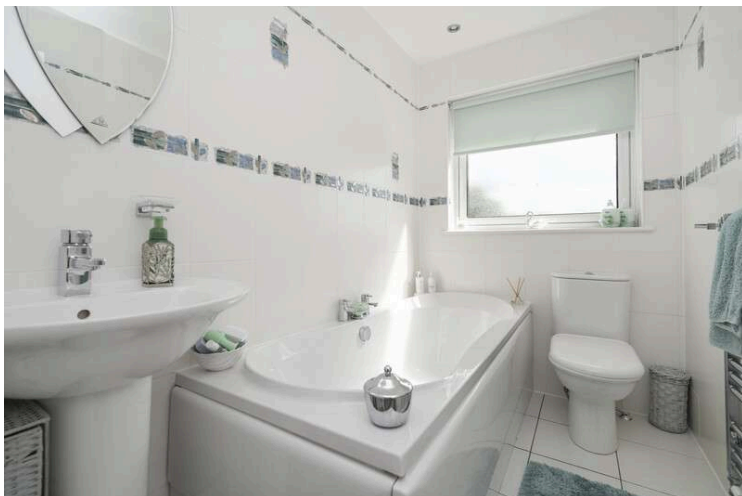




Fantastic opportunity to acquire such a well maintained and tastefully presented property in a popular residential area of Penicuik. The accommodation, set over two levels, briefly comprises a welcoming vestibule entrance with storage cupboard; lovely lounge which leads to the modernised kitchen/dining room. The kitchen has a good range of upper and lower units with integrated fridge/freezer, dishwasher and all beautifully complemented by the worktop and matching splashback with under lighters. From the dining area is access to the south facing conservatory giving pleasant views over the gardens. On the upper level we have the two bedrooms and both bedrooms benefit from built in storage. The modern bathroom is of good proportions with attractive tiling and double end bath and window giving natural light. The property benefits from gas central heating, double glazing, well maintained gardens to the front and rear and driveway to the side and ample visitor parking.

- Truly walk in condition semi detached home
- Refitted modern kitchen/dining room
- 2 Bedrooms, lovely bathroom and conservatory

- Well maintained gardens to front & rear, driveway
- Set in a quiet cul de sac close to amenities
- Gas Central Heating & Double Glazing



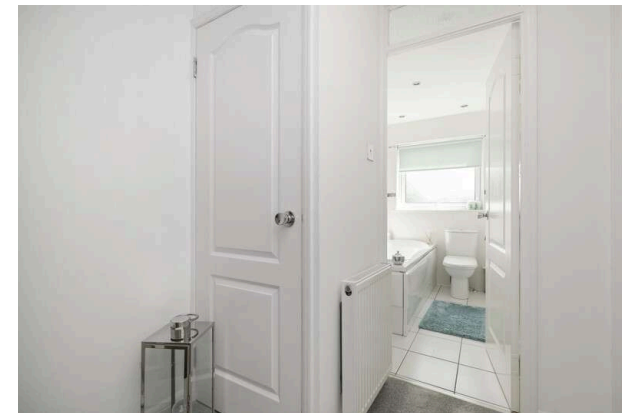
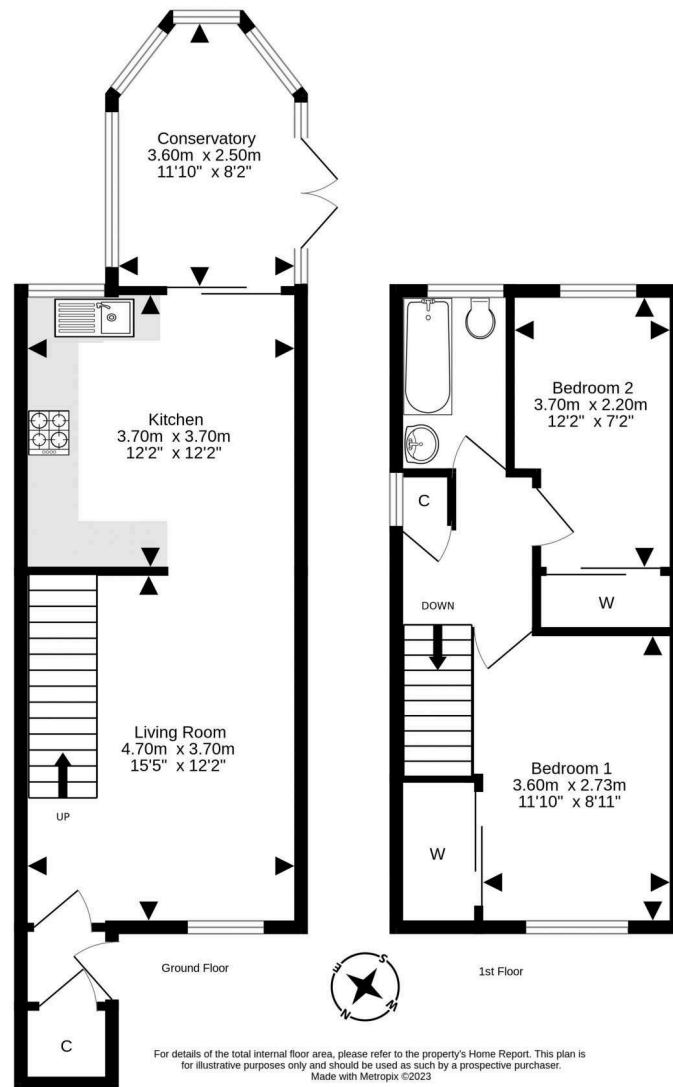
Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

Extras

Included in the sale are the light fittings, all curtain poles and all window coverings (apart from curtains in bedroom 2) washing machine, garden storage and hut. Other items may be by separate negotiation.

EPC Band - C



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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.

espc
 McDougall McQueen