



GARDEN STIRLING BURNET

**10 ESKVALE DRIVE**

PENICUIK, MIDLOTHIAN, EH26 8JH







This mid-terraced house forms part of an established development in Penicuik and enjoys two bedrooms, a living room, a dining kitchen, and a shower room, all enhanced by beautifully presented, modern interiors.

The home is accompanied by a low-maintenance garden and benefits from access to unrestricted on-street parking.

An entrance porch welcomes you into the property and leads into the living room. Presented with stylish grey and yellow décor and wood-styled flooring, the living room provides space for a choice of lounge furniture layouts and features a shelved display recess. It flows openly through to the kitchen, where ample space for seated dining is available. Here, a range of attractive cabinetry is supplemented by spacious worktops and splashbacks, with integrated appliances comprising an oven, a hob, an extractor fan, a fridge/freezer, and a washing machine. The kitchen further benefits from a sunny southeast-facing aspect and direct garden access.

## FEATURES

- Spacious mid-terraced house
- Situated in popular Penicuik
- Stylish, modern interiors
- Entrance porch
- Good-sized living room
- Modern dining kitchen
- Two double bedrooms with storage
- Shower room
- Sunny, low-maintenance rear garden
- Unrestricted on-street parking
- Gas central heating
- Double-glazed windows



EDINBURGH & LOTHIANS FOOTBALL CLUB

Year	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st	32nd	33rd	34th	35th	36th	37th	38th	39th	40th	41st	42nd	43rd	44th	45th	46th	47th	48th	49th	50th	51st	52nd	53rd	54th	55th	56th	57th	58th	59th	60th	61st	62nd	63rd	64th	65th	66th	67th	68th	69th	70th	71st	72nd	73rd	74th	75th	76th	77th	78th	79th	80th	81st	82nd	83rd	84th	85th	86th	87th	88th	89th	90th	91st	92nd	93rd	94th	95th	96th	97th	98th	99th	100th
1900	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	13th	14th	15th	16th	17th	18th	19th	20th	21st	22nd	23rd	24th	25th	26th	27th	28th	29th	30th	31st	32nd	33rd	34th	35th	36th	37th	38th	39th	40th	41st	42nd	43rd	44th	45th	46th	47th	48th	49th	50th	51st	52nd	53rd	54th	55th	56th	57th	58th	59th	60th	61st	62nd	63rd	64th	65th	66th	67th	68th	69th	70th	71st	72nd	73rd	74th	75th	76th	77th	78th	79th	80th	81st	82nd	83rd	84th	85th	86th	87th	88th	89th	90th	91st	92nd	93rd	94th	95th	96th	97th	98th	99th	100th





On the first floor, a landing (with storage) leads to the property's two double bedrooms and a shower room. The bedrooms both continue the stylish presentation of the preceding accommodation and are carpeted for optimum comfort, and both benefit from built-in storage. The chicly tiled shower room comprises a large walk-in enclosure and a WC-suite set into storage. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the property is accompanied by a low-maintenance rear garden, gravelled and paved for easy upkeep and boasting a sunny southeast-facing aspect. Unrestricted on-street parking can be found on Eskvale Drive.

Extras: all fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.









## Penicuik, Midlothian

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, whilst Flotterstone Country Park and Glencorse and Loganlea reservoirs are also nearby.

Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options.

Due 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.









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**espc**

HOUSE SALES

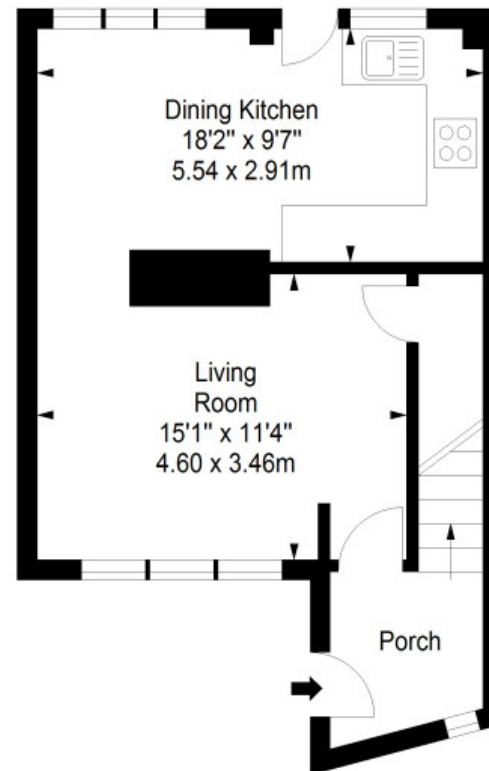
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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.  
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

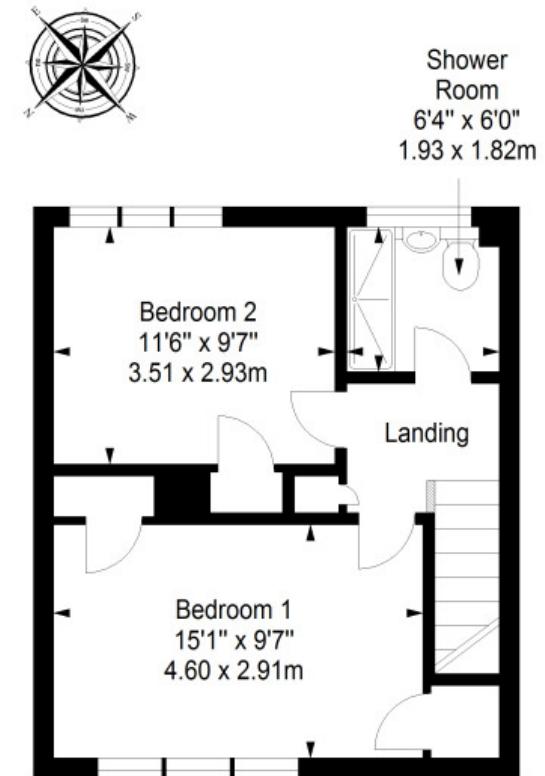
### Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



### First Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 77.2 sq. metres (831.0 sq. feet)