

Rarely available this fabulous three bedroom detached villa boasting three reception rooms offers excellent accommodation with generous gardens to the rear arranged on a split level, gardens to the front along with a driveway and single garage. The property is ideally located in the popular Midlothian town of Penicuik close to many local amenities and schooling, whilst being close to the City bypass making an easy commute to Edinburgh. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway with useful storage.
- Generously proportioned living room with sliding patio doors with direct access to the garden.
- Dining kitchen with a range of wall and base units along with integrated appliances, door accesses the rear garden.
- Front facing dining room ideal for entertaining.
- Downstairs cloaks comprising WC, and wash hand basin.
- Front facing double bedroom with built in storage.
- Rear facing double bedroom with built in storage, boasting lovely views to the Pentland Hills.
- Third bedroom front facing with a useful storage cupboard.
- Bathroom presented as a shower room, comprising WC, wash hand basin and shower cubicle.
- Hatch to large attic storage.
- Gas central heating.
- Double glazing.
- Single garage with power and light, remote control door.
- Impressive gardens to the rear.
- Garden and driveway to the front.



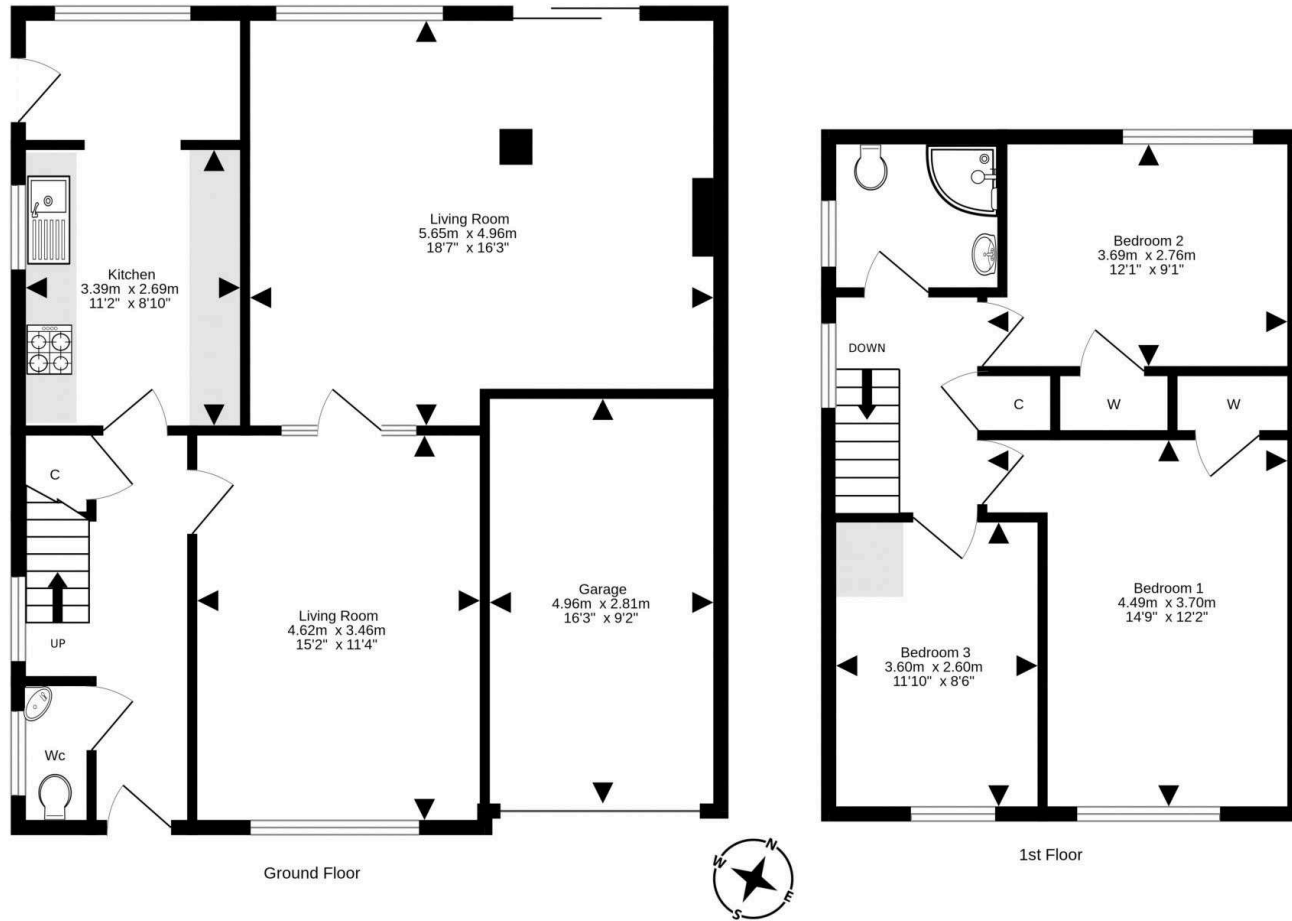
## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2023



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