










Offers Over

**£130,000**

## 37 Strathesk Road

Penicuik | Midlothian | EH26 8EE

A tremendous opportunity has arisen to acquire this rarely available one bedroom semi-detached bungalow pleasantly positioned within a quiet residential pocket of Penicuik. A short drive from Edinburgh while being close to superb day-to-day amenities and transport links, the property will undoubtedly appeal to a variety of different purchasers including first-time buyers and investors.

-  1 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Single driveway
-  EPC Band - D
-  Council Tax Band - C



## Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway with a sizable walk-in storage cupboard and access via a Ramsay ladder to the partially-floored attic, bright and spacious lounge/diner with room for different configurations, fully-fitted kitchen with a range of freestanding white goods and tiling in splash areas, generously-proportioned double bedroom with integrated storage and room for freestanding furniture, and a partially-tiled partially-paneled wet room with an accessible shower.

The property has huge potential for further development and extension subject to necessary planning permissions.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, washing machine and dryer, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

Private gardens laid to lawn to the front and rear of the property offer lots of potential for further development or landscaping and for the car owner, there is a single driveway with space for at least two cars for secure off-street parking.

## Viewing

By appointment through Neilsons 0131 625 2222.

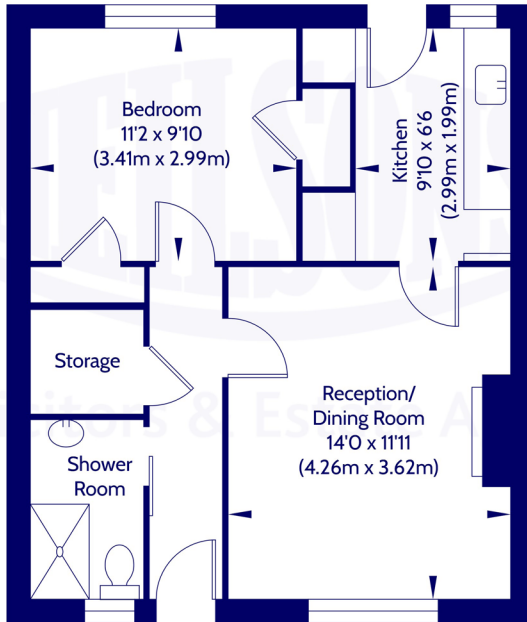




## Location

Strathesk Road is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.

Ground Floor  
Approx. Internal Area 45 Sq M / 484 Sq Ft.  
Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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