





Fabulous extended semi-detached five bedroom villa arranged over two floors offering well-proportioned and flexible modern day living, the property further benefits from a sunny conservatory, a single garage and driveway along with gardens to the front and rear with a wonderful open outlook. The property is ideally located in a quiet cul-de-sac in the desirable area of Milton Bridge situated within popular Midlothian town of Penicuik close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance Porch
- Bright and spacious living room front facing with a wood burning stove
- Dining kitchen with a range of wall and base units along with integrated appliances
- Conservatory with direct access to the rear garden
- Utility room, door to integral garage
- Downstairs cloaks comprising WC, wash hand basin
- Bedroom five/study room located on the ground floor with patio doors accessing the decked area overlooking the rear garden
- Double bedroom front facing with useful storage cupboard
- Rear facing double bedroom with built in wardrobe storage.
- Double bedroom rear facing
- Front facing fourth bedroom with shelved storage cupboard.
- Hatch to floored attic accessed by a fixed ladder
- Shower room
- Family bathroom with underfloor heating
- Gas central heating and double glazing throughout
- Single garage and driveway
- Beautiful enclosed garden to the rear with a workshop, shed and greenhouse, decking area and patio areas



Location

Salamanca Crescent is situated in the Milton Bridge area 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.

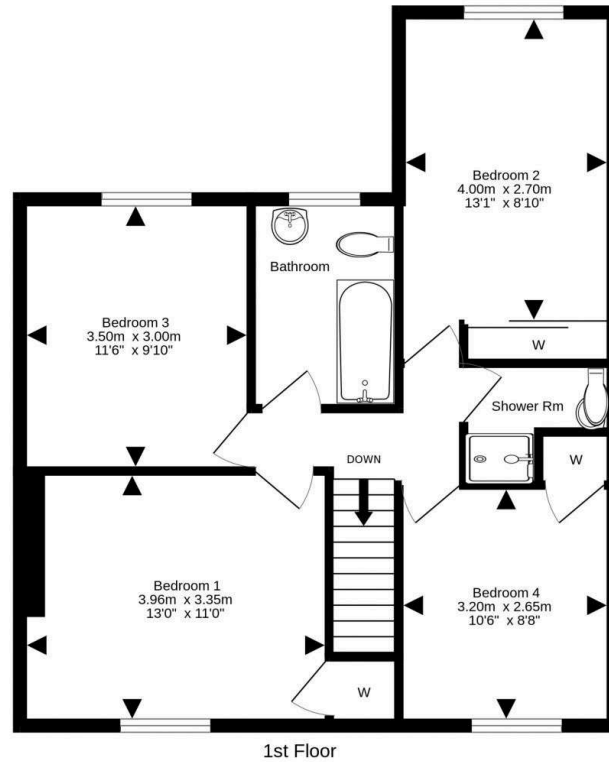
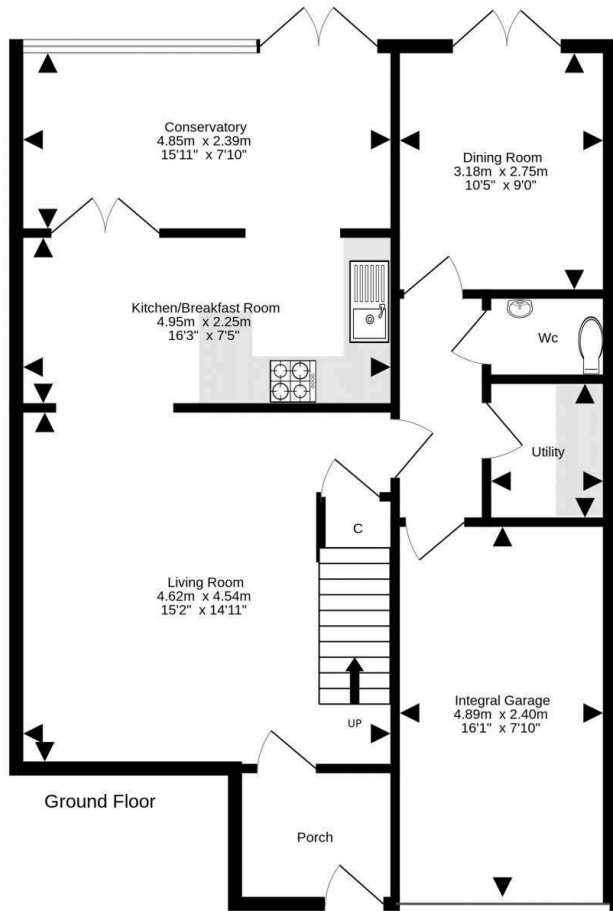
Extras

All floor coverings, light fittings, all integrated appliances, small free standing freezer, IKEA double bed and two wardrobes.

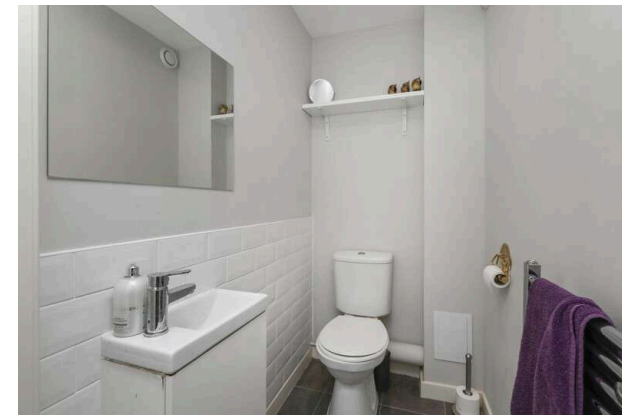
Price & Viewing

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 ©2024



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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.

