



GILSON GRAY

LAW • PROPERTY • FINANCE

54 EDINBURGH ROAD

Penicuik, Midlothian, EH26 8NR



Located in Penicuik, just 10 miles from central Edinburgh, this traditional end-terraced house benefits from south-facing enclosed gardens and local unrestricted on-street parking, as well as amenities and bus links handily on the doorstep. The modern interiors include a bright and spacious reception room, a versatile conservatory, a modern kitchen with garden access, two double bedrooms, good built-in storage, and a bathroom.

Extras: All fitted floor and window coverings and light fittings are included.

FEATURES

- Central address with good amenities
- End-terraced house with modern décor
- Bright entrance hall
- Generous southerly-facing living/dining room
- Multi-purpose conservatory
- Modern kitchen with garden access via a rear porch
- Two double bedrooms with storage
- Modern bathroom with shower-over-bath
- Enclosed south-facing gardens
- Unrestricted on-street parking
- Gas central heating and double glazing



"APPEALING TO FIRST
TIME BUYERS AND
YOUNG FAMILIES,
WITH A LOCATION
WELL-CONNECTED TO
THE CAPITAL."



EPC RATING:

C

COUNCIL TAX BAND:

B

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



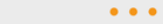
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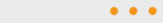
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



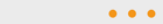
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



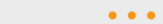
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008

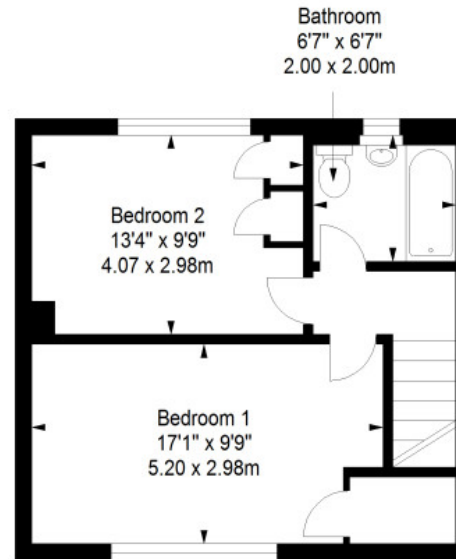
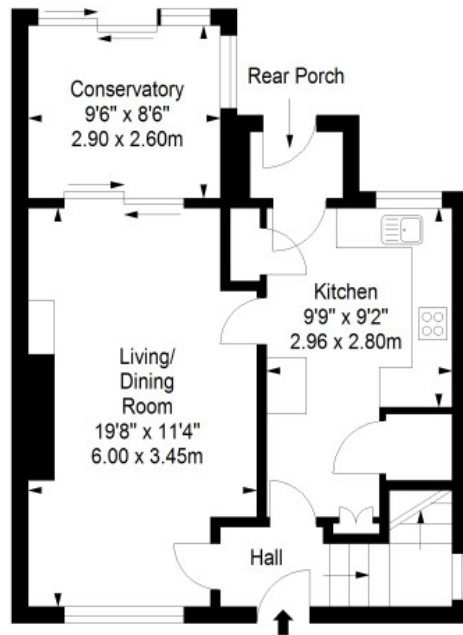
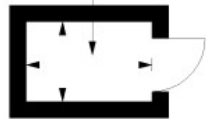
Ground Floor
Approx. 48.5 sq. metres (522.1 sq. feet)

First Floor
Approx. 39.4 sq. metres (424.1 sq. feet)



Shed
Approx. 2.3 sq. metres (24.8 sq. feet)

Shed
6'3" x 3'11"
1.90 x 1.20m



Total area: approx. 90.2 sq. metres (971.0 sq. feet)



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