



44 Esk Bridge, PENICUIK, EH26 8QR

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Buyers are given the opportunity to purchase this immaculate semi detached home with generous room sizes and well maintained outdoor space. View is recommended to appreciate what is on offer which briefly comprises : on the lower level a welcoming entrance hall with three storage cupboards and a wc; large lounge with ample space for lounge and dining room furniture and access to the rear garden via the patio doors; spacious modern kitchen with a good range of units and breakfast bar and separate utility area; bedroom 5 which the client utilises as a home office. On the upper level are 4 double bedrooms (bedroom one has an en-suite showerroom). All bedrooms on the upper level have enviable built in wardrobe space. Modern family bathroom with double end bath. The property benefits from gas central heating and double glazing and externally there are well maintained gardens to the front and rear, ideal entertaining/play area for pets or children and a lovely sun room that will be included in the sale. Garage with power and driveway

- Simply stunning 5 bed semi detached
- Beautifully presented throughout with lovely gardens and sun room
- Principal bedroom with ensuite, wc, utility area
- Garage with driveway
- Set in a quiet desirable residential area



Location

Situated on the fringes of Penicuik in a tranquil leafy setting is Esk Bridge, a desirable residential development. Close to the popular town of Penicuik where the residents 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. Penicuik is served by five highly regarded primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks 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.

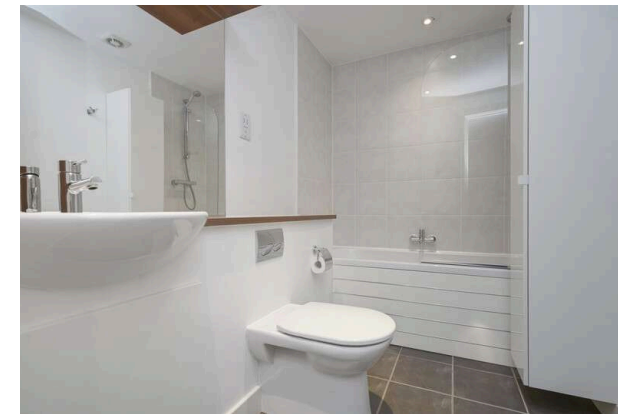
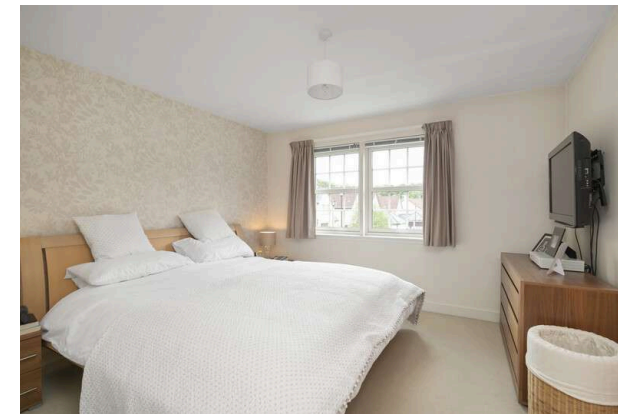
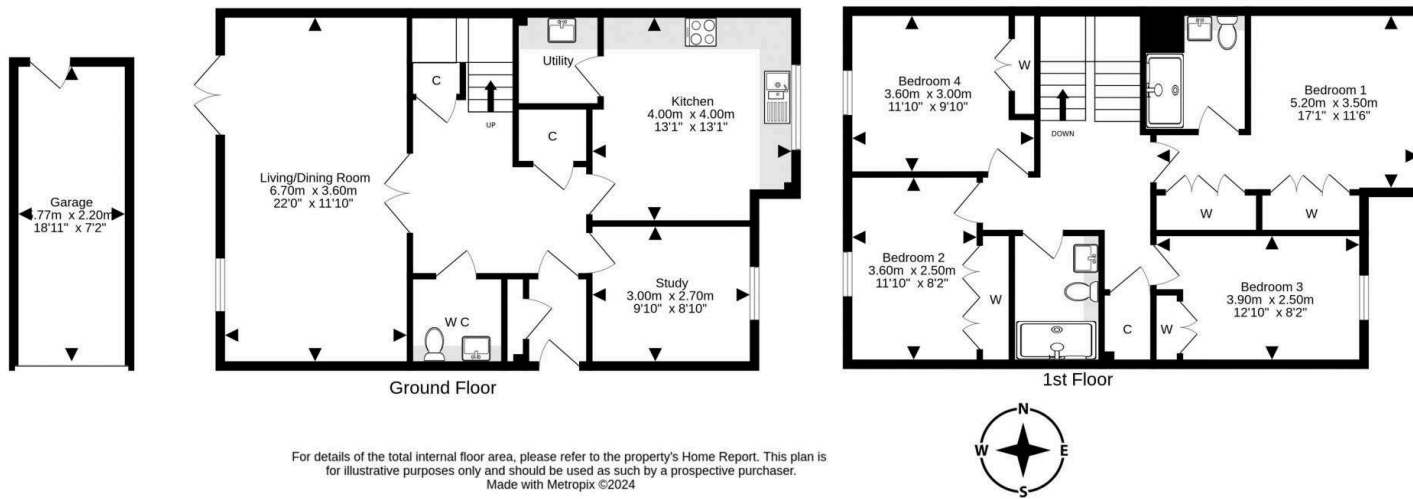
Extras

Included in the sale are all light fittings, window coverings and sun room

Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 041169

EPC Band - C



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