



63 Esk Bridge
Penicuik, PENICUIK, EH26 8QR



VMH SOLICITORS



63

Esk Bridge

Beautifully presented terraced villa set within an exclusive scenic riverside development in Penicuik.

- Entrance vestibule & Hallway
- Livingroom
- Sun room
- Kitchen/Diningroom with Utility off
- Separate w.c.
- Master Bedroom with en-suite
- 3 further bedrooms
- Family bathroom
- Gas central heating & Double glazing
- Driveway & adjoining garage
- Private gardens to front & rear



Offers Over £400,000

Home Report: £425,000

EPC Rating: C

Council Tax: G

Tenure: Freehold

Built by Applecross Homes in 2008, this beautifully presented terraced villa enjoys a quiet cul-de-sac position within an exclusive riverside development, in the popular Midlothian town of Penicuik.

Set over two floors, the spacious accommodation comprises entrance vestibule, hallway, dual aspect livingroom with glazed doors leading to the sun room, kitchen/diningroom, separate w.c., master bedroom with built-in wardrobes and en-suite showerroom, 3 further bedrooms, all with built-in storage and family bathroom.

The property further benefits from gas central heating and double glazed windows and doors to combine comfort with economy.

There are landscaped private gardens to the front and rear of the building, with the latter being fully enclosed. A driveway affords off-street parking and leads to the fully serviced adjoining single garage.



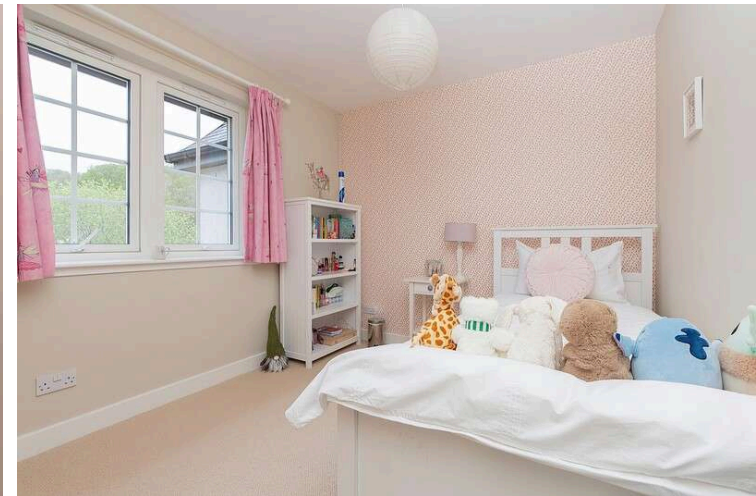
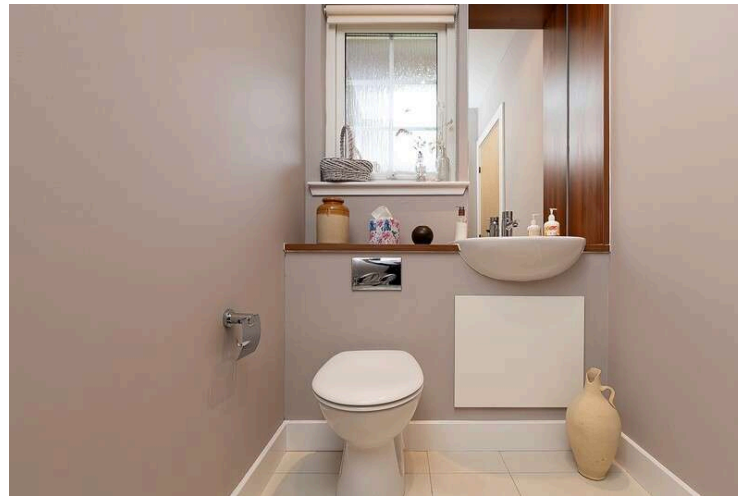


Situated approximately 9 miles outside Edinburgh city centre, at the foot of the picturesque Pentland Hills, Penicuik offers a rural lifestyle with all the advantages of city living. The town centre is home to a selection of stores and independent retailers, including the Storehouse with locally sourced foods, freshly made bread and cosy cafe. The town also offers traditional pubs, cafes and hotel restaurants. Supermarkets include Tesco and Lidl, and Straiton retail park is just a short drive or bus trip away.

Ideal for families, the town offers a number of play parks, parent and child groups and is served by several primary schools and two high schools. Penicuik is also well placed for excellent independent schools and private childcare options.

Residents of Penicuik are spoilt for choice when it comes to sport and fitness facilities, including Ladywood and Penicuik leisure centres, 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.

Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. Buses run to and from Edinburgh city centre, including express and night services, as well as to the Borders and Musselburgh.





Extras: To include all fitted carpets and fitted floor coverings, curtains, blinds, light fittings, hob, oven, cooker hood, microwave, washing machine, dishwasher and fridge/freezer.

Factor: The development is factored by Charles White with a current monthly fee of approximately £35. This covers the costs involved with the upkeep and maintenance of the communal areas.



63 Esk Bridge Penicuik EH26 8QR



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. No liability is accepted by the agency as to the exact measurements of the rooms.



VMH SOLICITORS

WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 2627 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.