



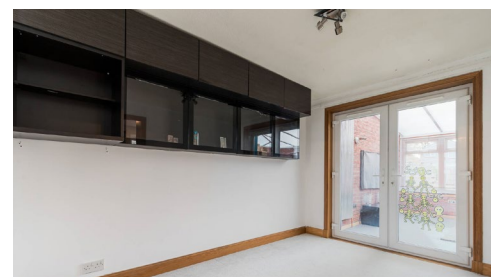
5 Harkenburn Gardens
Penicuik, Midlothian, EH26 9JR

CALL US ON 0131 447 4747

5 Harkenburn Gardens, Penicuik, Midlothian, EH26 9JR

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall.
- Attractive living room.
- Open access to dining room.
- French doors to large conservatory at rear.
- French doors to rear garden.
- Modern fitted kitchen with appliances.
- Door to Conservatory.
- Upper landing with storage.
- Access to attic.
- Two good sized double bedrooms.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Private garden to front.
- Southwest facing garden at rear (currently used as a driveway).
- Garage located at rear.
- Gas central heating (with Hive heating system).
- Triple glazing.
- Solar panels on roof.
- Views over Cornbank Park to rear.
- Unrestricted on street parking.



GENERAL DESCRIPTION

An extended semi-detached villa situated within the sought after Cornbank district of Penicuik in Midlothian, an ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City By-Pass. The property would make an ideal family home in a great location and is located next to Cornbank Park.

COUNCIL TAX BAND D
TRAIN STATION APPROXIMATELY 10.3 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 14.5 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 100 METRES.

LOCATION

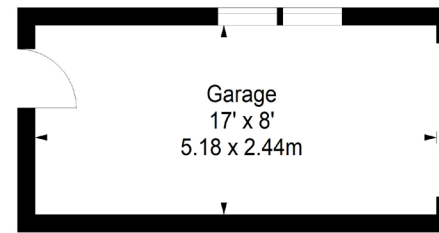
Penicuik is a much-respected Midlothian town, situated approximately 9 miles South of Edinburgh City Centre. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE. THE DISPLAY UNITS WITHIN THE DINING ROOM AND SOLAR PANELS WILL ALSO BE INCLUDED WITHIN THE FOR SALE PRICE.

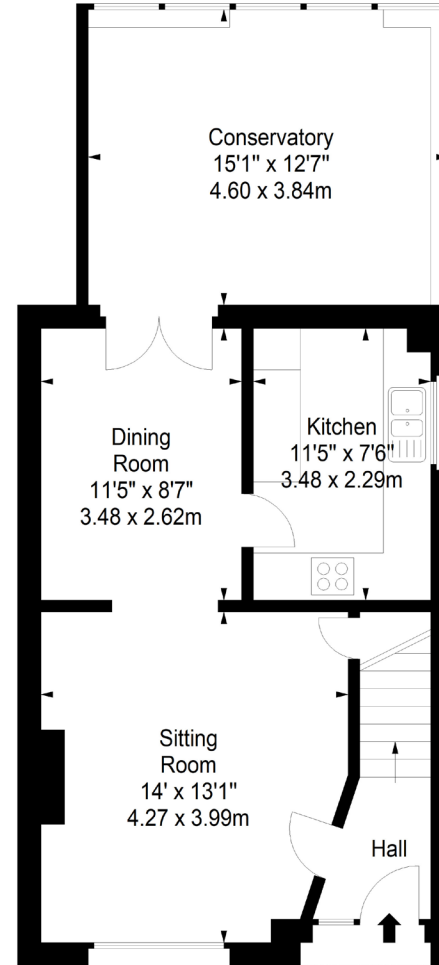




**ENERGY PERFORMANCE
CERTIFICATE RATING B**



Ground Floor



Ground Floor

**Harkenburn Gardens,
Penicuik,
Midlothian, EH26 9JR**



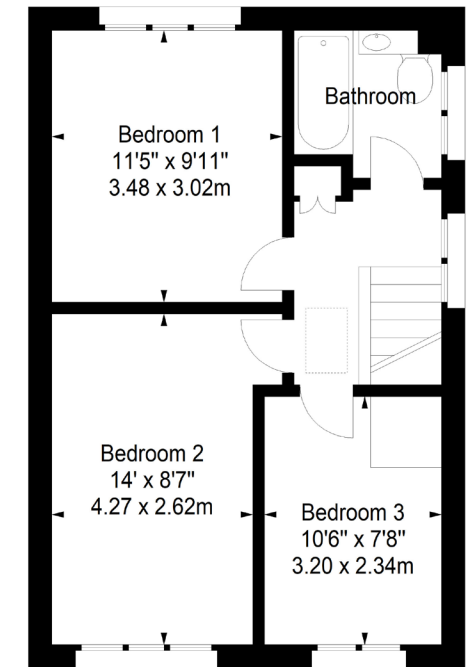
Approx. Gross Internal Area
1056 Sq Ft - 98.10 Sq M

Garage

Approx. Gross Internal Area
136 Sq Ft - 12.63 Sq M

For identification only. Not to scale.

© SquareFoot 2024



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.