



11 Strathesk Place, Penicuik, EH26 8EB



Welcome

Welcome to 11 Strathesk Place, Penicuik, a bright and spacious three-bedroom, semi-detached house, with large driveway and detached garage, located in an extremely popular residential area in the lovely Midlothian town of Penicuik, presented to the market by McDougall McQueen. The property is conveniently located and within walking distance of all local amenities and would be ideal for professional couples and those with families. The property is offered in good clean order throughout and offers spacious family accommodation over two levels. The property has private garden grounds to the front, side and rear which are ideal for outside entertaining, and a four-car driveway leading to a detached garage. This is an opportunity not to be missed, as this ideal family home and its location are sure to attract a lot of interest, we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with storage
- Spacious living and dining room with dual aspect windows to the front and rear
- Fitted kitchen with a range of base and wall units, worktops with matching splash backs, gas cooker, extractor, integrated dishwasher, and free-standing white goods
- Ground floor family bathroom with three-piece white suite, electric shower over the bath, shower screen, wc and sink with vanity units, and towel radiator
- Upper hallway with front facing window, storage cupboard, and loft access
- Double bedroom one with window to the rear and built-in wardrobes
- Double bedroom two with window to the rear
- Double bedroom three with front facing window and built-in store cupboard
- Gas central heating and double glazing
- Driveway with parking for several cars
- Detached garage
- Private garden grounds to the front, side, and rear which are ideal for outside entertaining and relaxation





Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

Extras


Included in the sale are: Floor coverings, light fittings, blinds where fitted, gas cooker, and extractor. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods may be included by negotiation.



Get in touch

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Property Hub:

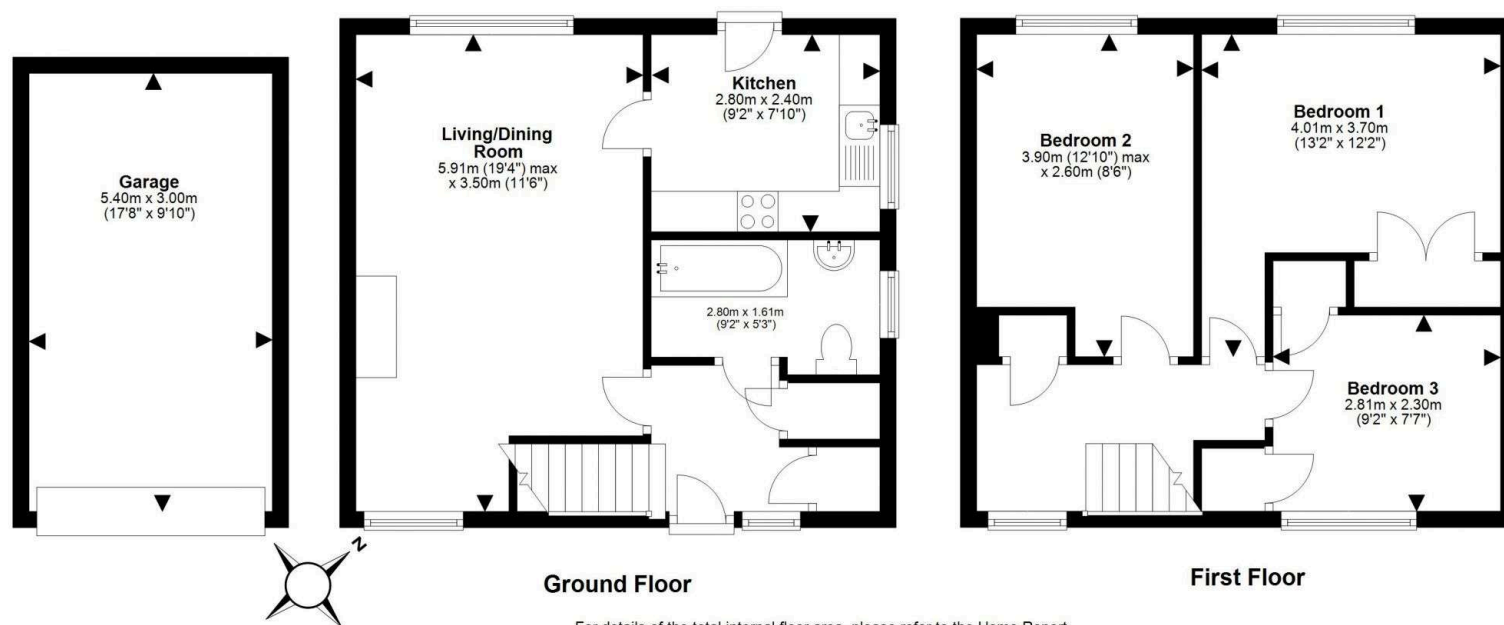
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.