



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

# 2 Eastfield Park Road

Penicuik, Midlothian, EH26 8EX



# 2 Eastfield Park Road

Welcome to a lovely end-terrace house with four bedrooms, offering plenty of space for families and a fantastic location in Penicuik, set close to supermarkets, schools, and transport links. The home features modern interior design alongside quality fixtures and fittings, ensuring attractive accommodation that is bright and airy. It also comes with a well-appointed kitchen with a boiling water tap and an on-trend shower room equipped with a rainfall showerhead. Furthermore, the property has secure private parking, including a single garage with conversion potential, and a family-friendly rear garden, laid with a neat lawn and patio areas. The garden is fully enclosed and further benefits from a suntrap, southeast-facing aspect.

Extras: all fitted floor and window coverings, light fittings, and integrated appliances (ceramic hob, concealed extractor, oven, microwave, fridge/freezer, dishwasher, and washing machine are included.

## Property Summary

- End-terrace house with modern interiors
- Convenient location in Penicuik
- Bright hall with understairs storage
- Spacious, dual-aspect living room
- Modern kitchen and open-plan dining room
- Three double bedrooms (two with wardrobes)
- Versatile fourth bedroom/home office
- Floored attic with Velux windows
- Contemporary three-piece shower room
- Easy-to-maintain front garden
- Carefully landscaped rear garden
- Gated driveway and integral garage
- Double glazed windows
- British Gas Hive (with individual temperature control)
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £225,000











A four-bedroom  
end-terrace house with  
modern interiors and a  
convenient location  
in Penicuik











Four bedrooms offering  
space & versatility  
and a secure private  
parking and southeast-  
facing garden









Let us help you find your next  
**dream property!**



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com  
0131 225 5567  
www.ralphsayer.com

Birch House  
10 Bankhead Crossway South  
Edinburgh, EH11 4EP

 **CHARTERED FIRM**

  

**DISCLAIMER**

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

