



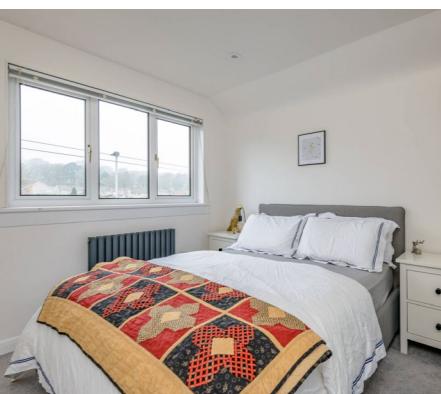
13 Ravendean Gardens  
Penicuik, Midlothian, EH26 9HQ

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# 13 Ravendean Gardens Penicuik, Midlothian, EH26 9HQ

For price and viewing information please visit  
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- Reception hall with an excellent walk in storage cupboard.
- Attractive living room.
- Open access to dining room.
- Kitchen with appliances leading to breakfast area.
- Study/bedroom 4 at the rear.
- Utility room with access to rear garden.
- Shower room.
- Upper landing with access to attic.
- Two generously proportioned double bedrooms.
- Good sized third bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Private garden to front.
- Driveway leading to garage.
- Enclosed garden at rear.
- Unrestricted on street parking.
- Stunning views to Pentland at rear.
- Planning permission in place for alterations to extension at rear.



COUNCIL TAX BAND  
F

APPROXIMATELY 10.3 MILES TO EDINBURGH WAVERLEY TRAIN STATION.  
APPROXIMATELY 15 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## GENERAL DESCRIPTION

An extended detached villa on an excellent corner plot in the popular Midlothian town of Penicuik, an ideal commuter base into Edinburgh and also further afield with its close proximity to the Edinburgh City bypass and motorway network. The property would make an ideal family home in a great location, backing onto Cornbank Park.

## LOCATION

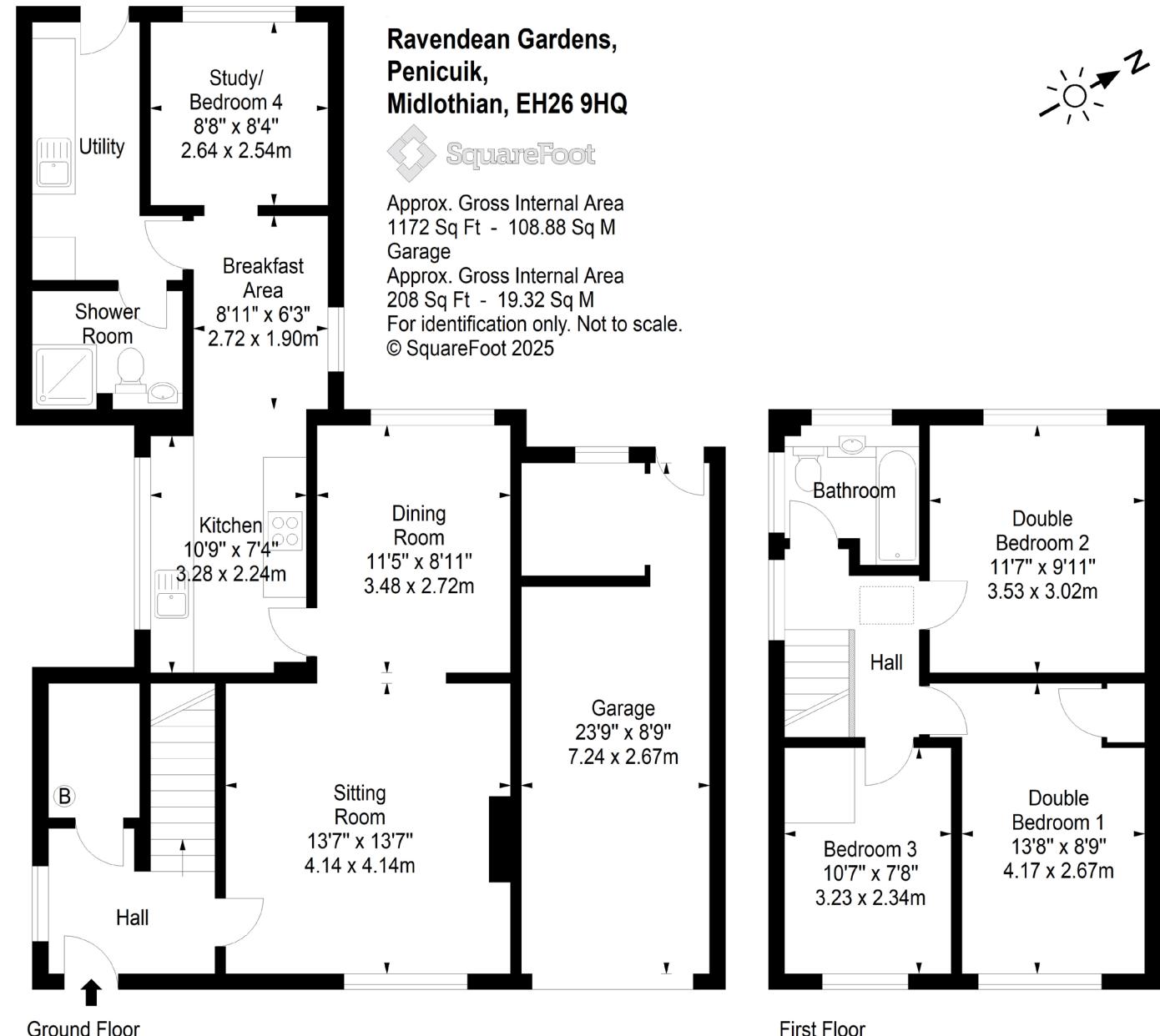
Penicuik lies approximately eight miles to the south of Edinburgh and is one of the larger towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 skiing at Hillend. 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 network, Edinburgh Airport and the Queensferry Crossing.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BIDS. (THE APPLIANCES TO INCLUDE THE FROSTING COOKER, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS. THE WARDROBES WITH ONE OF THE DOUBLE BEDROOMS WILL ALSO BE INCLUDED IN THE FOR SALE PRICE.



ENERGY PERFORMANCE  
CERTIFICATE RATING D

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



WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://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.