



68 Loanburn Avenue, Penicuik, Midlothian, EH26 8BU

Light & Tastefully Presented, Extended, Three-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, extended three-bedroom, semi-detached house, with gardens and a driveway. Located in a quiet and established residential area in the heart of the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms and a family bathroom.

Highlights include a fitted kitchen, a modern bathroom suite, well-proportioned rooms and light tasteful decor throughout. In addition, there is double glazing, gas central heating, and good storage including a loft and a sizable garden shed.

Externally, the property benefits from a low-maintenance landscape to the front, incorporating a paved driveway, a rear garden with a lawn, a large decked patio, and a store shed.

Freshly prepared for the market, ready for a new owner to make their stamp.

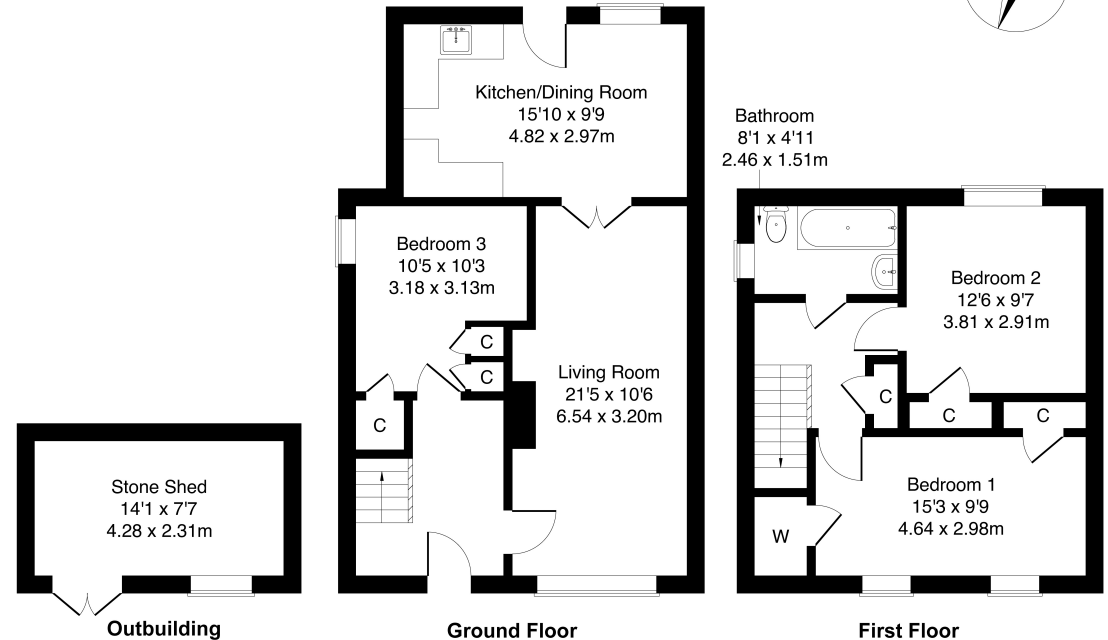
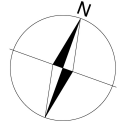
The entrance hall provides access to the living room, bedroom three, and a carpeted stairway leading upstairs. The spacious front-facing living room features a charming fireplace and French doors, allowing for an open-plan flow into the dining/kitchen. The kitchen provides ample space for a dining table, stylish wood-effect flooring, recessed spot lighting, and direct access to the rear garden. The ground floor also includes a flexible third bedroom with a side aspect window and three built-in storage cupboards.

Upstairs, two generously sized double bedrooms benefit from built-in storage, with bedroom one facing the front and bedroom two overlooking the rear garden. A bright and stylish bathroom completes the home, featuring a contemporary three-piece suite, a shower over the bath, tiled flooring, and splash walls.



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Approximate Gross Internal Area: (1044 sq ft - 97 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Situated in the historic town of Penicuik, this home enjoys a peaceful residential setting with excellent access to local amenities and Edinburgh city centre. Penicuik offers a strong sense of community with a range of independent shops, supermarkets, cafes, and restaurants, along with well-regarded primary and secondary schools. Outdoor enthusiasts will appreciate the town's proximity to the Pentland Hills Regional Park, providing endless opportunities for walking, cycling, and nature exploration. The nearby Glencorse Golf Club and various sports facilities cater to active lifestyles.

Excellent public transport links and road connections ensure easy commuting to Edinburgh and surrounding areas, making Penicuik a highly desirable location for families and professionals seeking a balance between countryside living and city accessibility.





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