



45 Foster Road, Penicuik, Midlothian, EH26 0FL

Light & Tastefully Presented, Three-Bedroom, Semi-Detached Home with Gardens
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Property Description

Set 'off-street', within a modern development on the outskirts of Penicuik, this light and tastefully decorated three-bedroom semi-detached home offers stylish accommodation with private front and rear gardens, as well as an allocated parking space.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a stylish integrated kitchen, modern bathroom suites, contemporary flooring and light tasteful decor. In addition, there is gas central heating, double glazing, and good storage provision, including a loft

Externally, the property benefits from a lawn to the front, with an enclosed rear garden including a lawn, with a paved and decked patio. The development also provides unrestricted visitors' parking bays, landscaped grounds and open green spaces, including a children's play park.

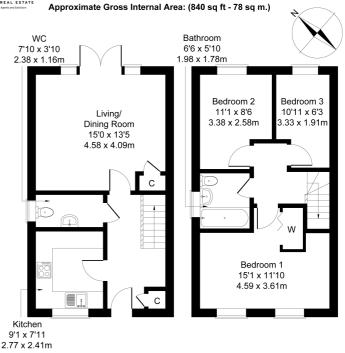
A welcoming entrance hall provides access throughout the ground floor, including the carpeted staircase leading to the upper hall, as well as a convenient WC and storage cupboard. To the rear, the spacious living room is beautifully finished with wood-effect flooring, a built-in storage cupboard, and French doors that open out onto the enclosed rear garden—ideal for indoor-outdoor living.

To the front, the stylish kitchen is fitted with modern units, wood-effect worktops with matching upstands, a sink with a drainer, and a range of integrated appliances including an eye-level oven, gas hob, fridge/freezer, washing machine and dishwasher.

Upstairs, the generous main bedroom enjoys a bright southerly aspect with dual windows, built-in wardrobe storage, carpeted flooring and neutral decor. Two further carpeted bedrooms are set to the rear, overlooking the garden. Completing the accommodation is a stylish, fully tiled family bathroom featuring a modern three-piece suite with a shower over the bath.



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Ground Floor

First Floor

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

Area Description

Nestled in the scenic heart of Midlothian, Penicuik perfectly blends countryside calm with city convenience, making it an ideal choice for commuters seeking a relaxed lifestyle without sacrificing accessibility. Located just minutes from the Edinburgh City Bypass, the town offers excellent road links via the A701 and A702, as well as frequent bus services to Edinburgh and nearby areas. Penicuik features a wide array of amenities, including major supermarkets like Tesco and Lidl, diverse high street shops, banking and postal services, plus a vibrant selection of restaurants.

cafés, and traditional pubs. Family-friendly facilities abound, with excellent schools, a local library, and a modern leisure centre equipped with a gym and swimming pool. Surrounded by the Pentland Hills and the River North Esk, the area also provides plentiful outdoor activities such as walking, cycling, climbing, golf, and skiing on the nearby Hillend dry-slope, catering to all interests and lifestyles.





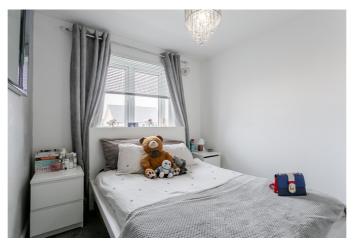






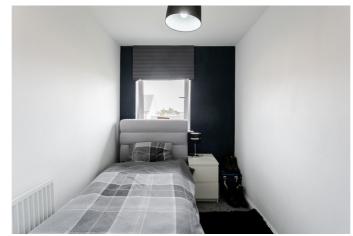














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Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

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