



## 52 Clerk Road, Penicuik, Midlothian, EH26 9EZ

Tastefully Presented, Three-Bedroom, Detached Home with Gardens & Garage

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# Property Description

Tastefully presented, three-bedroom, detached family home, with gardens and a detached garage. Set 'off-street' in a quiet and leafy residential area of Penicuik, Midlothian, to the south of Edinburgh.

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

Highlights include a fully integrated kitchen, modern bathroom suite, double glazing, gas central heating, and good integrated storage including a loft. In addition, there is continuous modern flooring for the ground floor, whilst the garage has been converted into an office with power, lighting and contemporary flooring.

Externally, the property benefits from a lawn garden to the front; and an enclosed rear garden with a lawn, patios and a store shed; with parking for two cars accessed beyond.

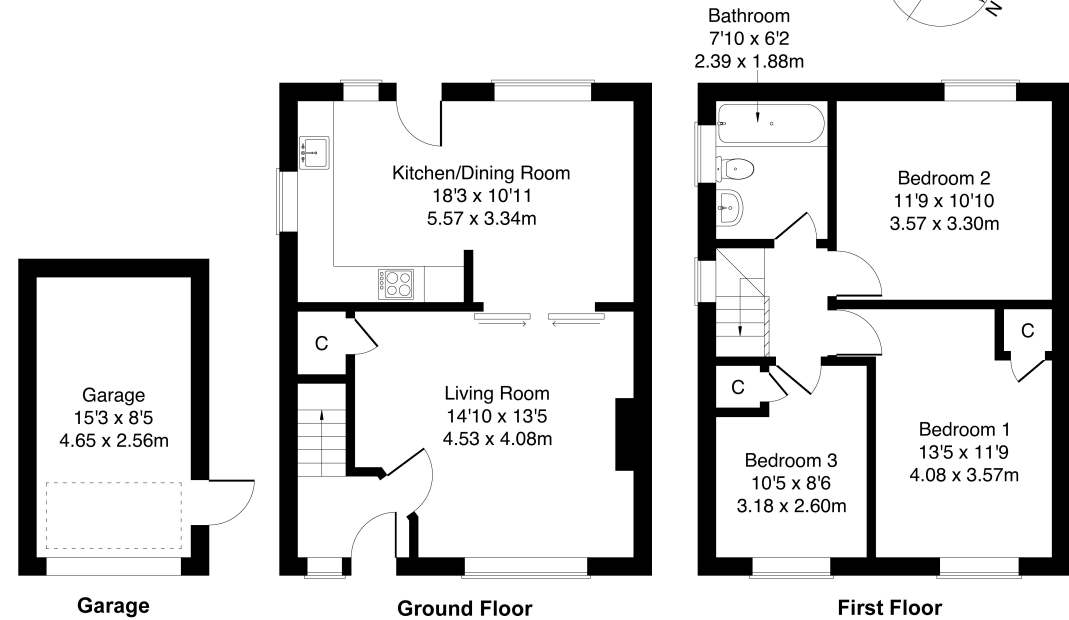
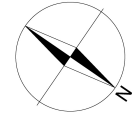
A welcoming entrance hall offers space for outerwear, and affords access to the carpeted stairs leading to the upper hall and the front-facing public room. Tastefully finished, the living room features a gas fireplace and sliding doors leading to the dining/kitchen, with the dining area currently used as a family room. The stylish kitchen has a door leading to the southerly-west facing garden, whilst modern fitted units include wood effect effect worktops with matching upstands and a sink with a drainer; with integrated appliances including a 5-ring gas hob, a double eye-level oven, a fridge/freezer and a washing machine.

On the upper floor, bedroom one is set to the front, with light decor, carpeted flooring and ample space for furniture; whilst two further carpeted bedrooms are set to opposite aspect. Completing the accommodation, the bathroom is fitted with a modern three-piece suite including a dual shower over the bath, a further handheld showerhead, tiled splash walls and a ladder-style radiator.



**52 Clerk Road, Penicuik EH26 9EZ**

Approximate Gross Internal Area: (1033 sq ft - 96 sq m.)



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

# Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, with a nursery, primary and high school, all within a short walk away from the property; whilst there is also a library and a leisure

centre with a gym and a swimming pool. Lying between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.





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