



Property Description

Light, well presented and spacious, three-bedroom, detached family home, with gardens and a garage. Situated in an established residential development, the property is located in the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises: an entrance hallway, living room, dining room, kitchen, utility room, conservatory, three flexible bedrooms, and a family bathroom.

Features include a good quality fitted kitchen, double glazing, gas central heating, and excellent integrated storage, including bedroom stores and a loft.

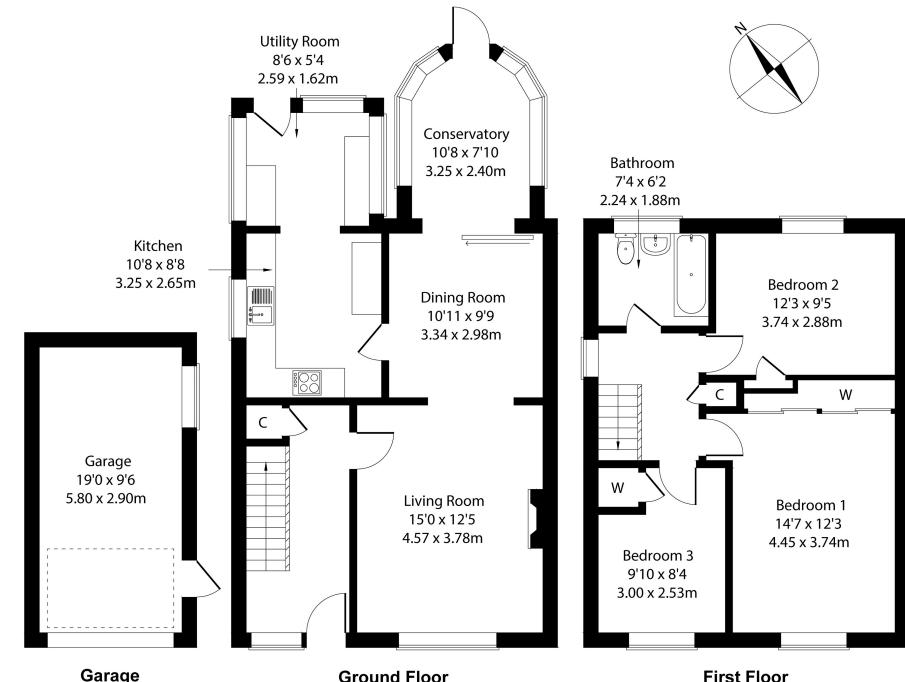
Externally, there are low maintenance gardens to the front and rear, including a driveway to the side leading to the detached garage and a raised wood-decked patio off the conservatory.

A welcoming entrance hall has ample space for outerwear and freestanding furniture, whilst giving access to the lounge, stairway, and an under-stair store cupboard. Set to the front, the living room features a gas fireplace with a tasteful surround, plain coving, and carpeted flooring which continues into the good-sized dining room to the rear. Set off the dining area, a generous conservatory gives dual-aspect natural light through to the living room and opens out to the rear garden.

Also accessed from the dining room, the bright kitchen is open to a flexible utility area, which in turn has a door out to the garden. The kitchen includes fitted units, wood-effect worktops, a mosaic-tiled surround, a sink with drainer, and a five-burner range cooker with a canopy above.

On the first floor, bedroom one is set to the front, with built-in wardrobes, a pendant light fitting and wood flooring. Bedroom two quietly overlooks the rear garden and includes carpeted flooring, a press cupboard and a wardrobe unit, while a flexible third bedroom is front-facing with a built-in store cupboard, carpeted flooring and a pendant light fitting. The fully-tiled bathroom completes the accommodation and includes a fitted suite with a shower unit over the bath.

A 360 Virtual Tour is available online.



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, and there is a library, and a leisure centre with a gym and 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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