



46 Foster Road, Penicuik, Midlothian, EH26 0FL

Three-Bedroom, Semi-Detached Home, with Private Gardens & Allocated Parking Space

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Property Description

Light and beautifully presented, three-bedroom, semi-detached home, with private gardens and an allocated parking space. Set 'off-street' in a modern development, located on the outskirts of Penicuik, Midlothian.

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 suite, quality flooring and light tasteful decor, ready-to-move-in. In addition, there is contemporary lighting, gas central heating, double glazing, and good storage provision including a loft.

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

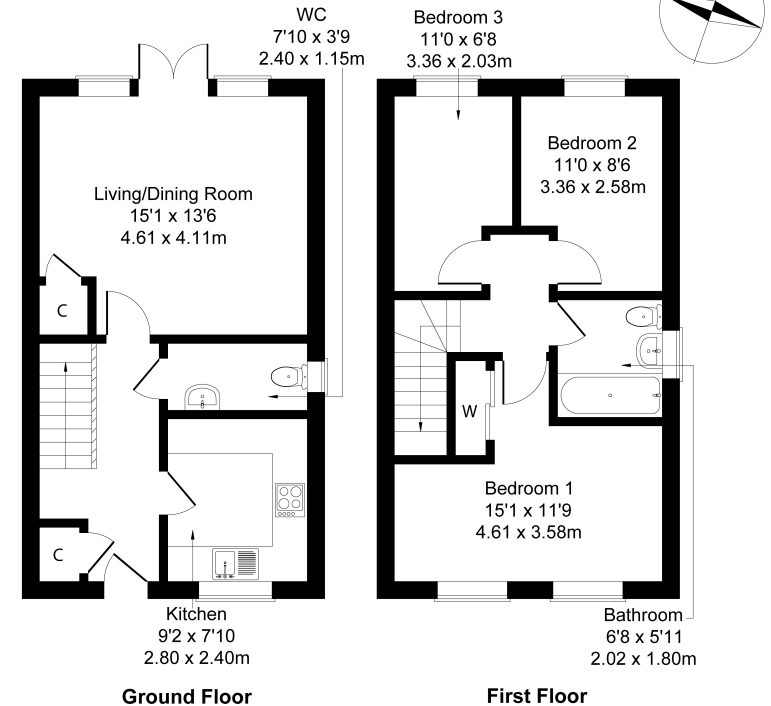
A welcoming hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a built in storage cupboard and a convenient WC. Set to the rear, a bright and spacious living room has a feature wall with a TV point and fireplace, a built-in cupboard, wood effect flooring, spotlighting, and French patio doors leading to the garden. Set to the front, a stylish kitchen is fitted with modern units, stone effect worktops with matching upstands, a tiled surround, a sink with a drainer, and an integrated oven, gas hob, fridge/freezer, washing machine and dishwasher.

On the upper floor, a generous bedroom one is set to the front, tastefully finished, with carpeted flooring, a built-in wardrobe and two windows enjoying plenty of light. Two further well-finished bedrooms are set to the rear, with carpeted flooring. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash areas.



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Approximate Gross Internal Area: (829 sq ft - 77 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, 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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