



40 Eskvale Drive, Penicuik, Midlothian, EH26 8JH

Well-Presented Two-Bedroom Home with Gardens

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Property Description

Bright and well-presented, two-bedroom, end-terrace home, with front and rear gardens. Located in a quiet and established residential area of the popular town of Penicuik, Midlothian.

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

Features include a modern fitted kitchen, a generous fully tiled bathroom, gas central heating, and double glazing. Tastefully finished throughout, there is also good integrated storage, including a loft.

Set on a corner plot, there is a low-maintenance patio area to the front, and a terraced rear garden with patios, a lawn, and a store shed.

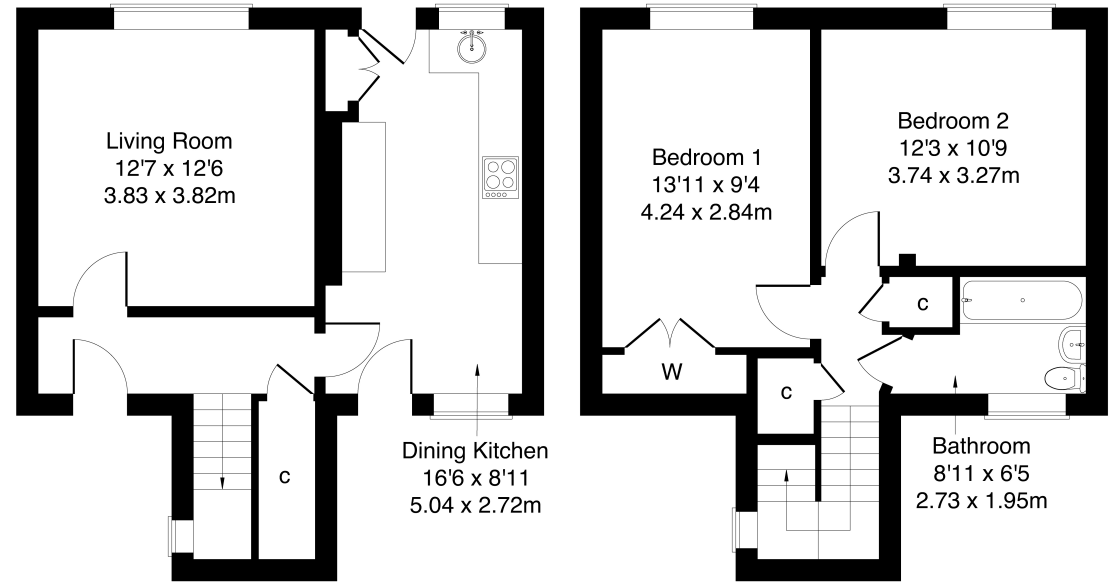
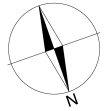
Step into the home through a welcoming entrance that leads directly into the living room, featuring carpeted flooring and a large window that fills the space with natural light, complemented by light-toned décor. Continue into the kitchen, finished with tiled flooring and modern countertops complete with a tiled splashback. The kitchen is equipped with a stainless steel sink and drainer, an integrated oven with gas hob, and space for a canopy extractor above, along with ample space for additional appliances. A rear door from the kitchen opens out into your own private garden.

Upstairs, the carpeted flooring continues onto the first floor, providing access to two bedrooms and the family bathroom. Both bedrooms are carpeted, enjoy generous natural light through large windows, and offer space for freestanding furniture, with the main bedroom benefiting from a built-in wardrobe. Completing the home is a fully tiled family bathroom featuring a three-piece suite with a shower over the bath.



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Approximate Gross Internal Area: (807 sq ft - 75 sq m.)



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





Situated in the picturesque heart of Midlothian, Penicuik combines the tranquillity of the countryside with the convenience of city living. Just minutes from the Edinburgh City Bypass, this well-connected town is perfect for commuters looking to enjoy a more relaxed lifestyle without compromising on accessibility. Penicuik boasts a comprehensive range of amenities, including major supermarkets like Tesco and Lidl, a variety of high street shops, banking and postal services, as well as a lively selection of restaurants, cafés, and traditional pubs. The

town is particularly family-friendly, offering excellent schools, a local library, and a modern leisure centre complete with a gym and swimming pool. Nestled between the Pentland Hills and the River North Esk, the area offers abundant opportunities for outdoor recreation, including walking, cycling, climbing, golf, and skiing at the nearby Hillend dry-slope facility. Excellent road connections via the A701 and A702, along with frequent bus services, provide swift and easy travel to Edinburgh and surrounding areas.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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