



2 Fitzroy Close, Penicuik, EH26 0SW

Immaculately Presented, Two-Bedroom, Mid-Terrace House, with Gardens & Allocated Parking Space

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Property Description

Immaculately presented, two-bedroom, mid-terrace house, with gardens and an allocated parking space. Forming part of a modern, well-maintained, and family-oriented residential development in Penicuik, Midlothian.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family bathroom, and a ground-floor WC.

Finished in contemporary decor, with a fully integrated kitchen, modern bathrooms, and continuous Amtico flooring. With views to the Pentland Hills, there is also gas central heating, solar panels, double glazing, wall panelling, and good storage.

Externally, there is low-maintenance landscaping in the front, whilst the rear garden features a lawn and a paved patio.

This maintained development features additional unrestricted visitor parking bays and large open shared greens.

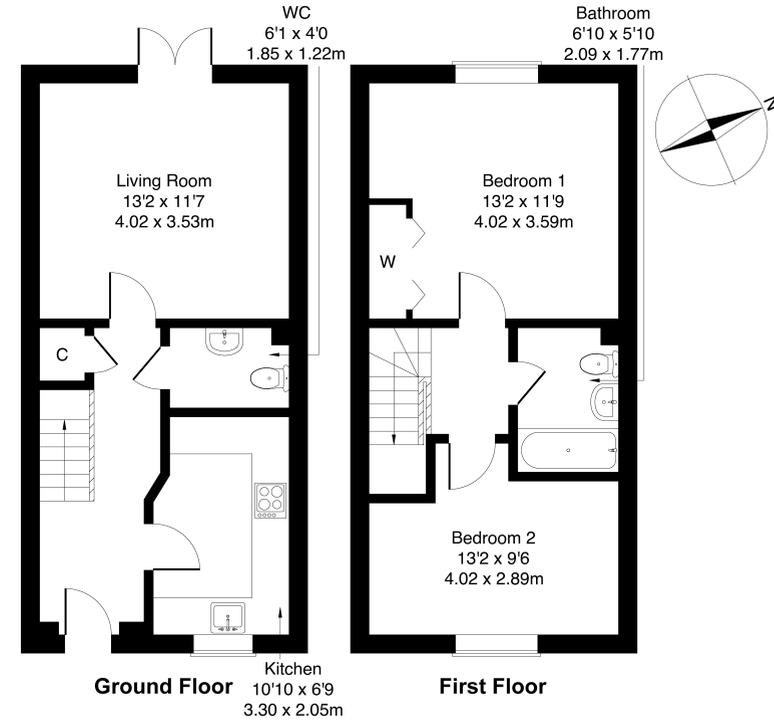
The welcoming entrance hall provides direct access to the staircase, with all ground-floor rooms leading off from this central space. Stylish Amtico flooring runs throughout the entire ground floor, creating a seamless and contemporary finish. Positioned to the rear of the property, the living room is a bright and comfortable space featuring Amtico flooring, a central light fitting, and a wall-mounted TV point. French doors open directly onto the rear garden, allowing plenty of natural light to flow in while offering an ideal setting for relaxing or entertaining guests. The modern fitted kitchen continues the Amtico flooring and is thoughtfully designed with wood effect worktops, a sink with drainer and a range of fitted units providing ample storage. Integrated appliances include a fridge freezer, dishwasher, washing machine, oven and an induction hob with canopy extractor above, making this a practical and stylish area for everyday living. A convenient ground-floor WC is situated off the hallway, with a useful built-in storage cupboard located opposite.

Upstairs, bedroom one benefits from carpeted flooring, a central light fitting and a wall-mounted TV point. There is ample space for wardrobes and additional furnishings, creating a comfortable and well-proportioned principal bedroom. The second bedroom, also carpeted, offers a bright and versatile space ideal as a guest room, home office or nursery. Completing the accommodation is the modern three-piece bathroom, featuring tiled flooring, spotlighting, a tiled splashback surround and a shower over the bath, finished in a clean and contemporary style.



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Approximate Gross Internal Area: (775 sq ft - 72 sq m.)

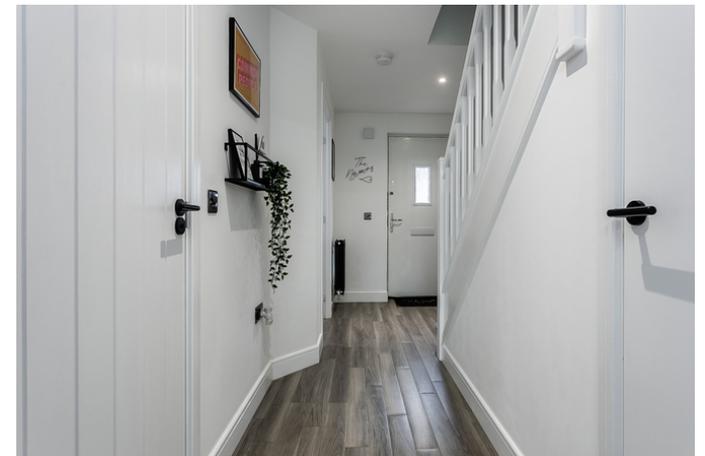


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 boasts a wide range of amenities, including major supermarkets such as Tesco and Lidl, diverse high street shops, banking and postal services, as well as 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 offers a wealth of outdoor activities, including walking, cycling, climbing, golf, and skiing on the nearby Hillend dry slope, catering to all interests and lifestyles.





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