



Property Description

Set within a leafy, established residential area of Penicuik, to the south of Edinburgh, this beautifully presented and thoughtfully extended four-bedroom semi-detached home offers well-proportioned family accommodation, private gardens, and a detached garage.

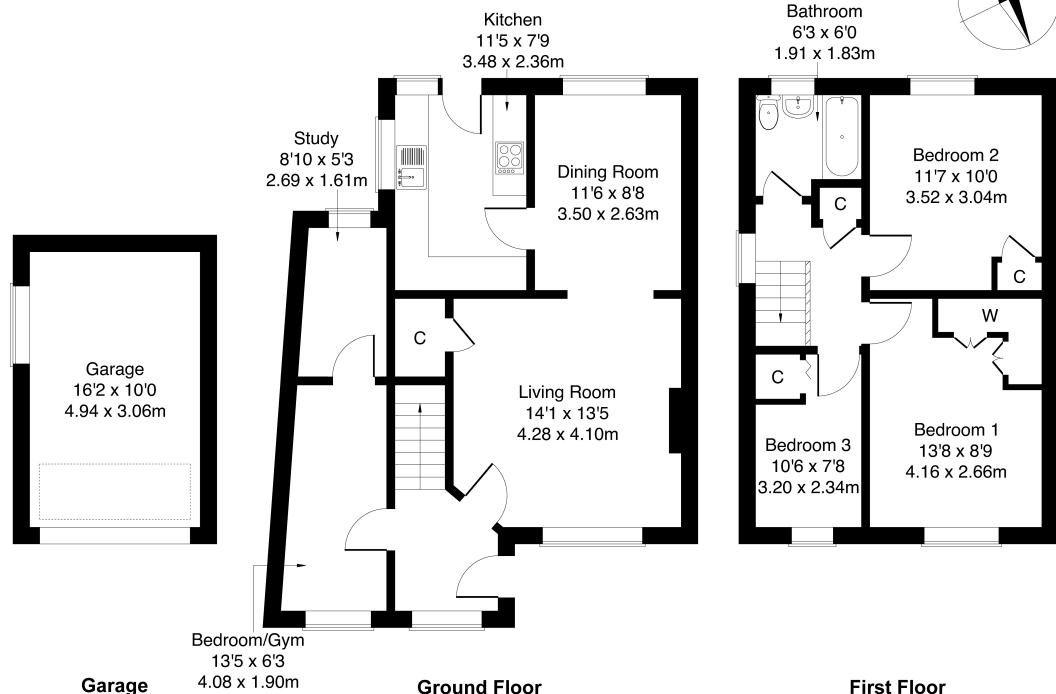
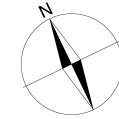
Comprises an entrance hall, living room, dining room, kitchen, four flexible bedrooms, a study, and a family bathroom.

Tastefully finished, with a modern kitchen and bathroom, and contemporary flooring and lighting. In addition, there is double glazing, gas central heating, and well-proportioned room sizes.

The welcoming entrance hall provides access to most of the ground-floor rooms and a carpeted staircase leading to the upper level. To the front, a bright and spacious lounge enjoys a sunny south-facing aspect, filling the room with natural light. The space is tastefully styled with a feature wall, an electric fireplace, and contemporary wood-effect flooring which flows seamlessly through to the adjoining dining area. Off the dining area, a well-proportioned kitchen is fitted with a range of wall and base units, stone-effect worktops, a stainless-steel sink with drainer, and a stylish splashback surround. There is ample space for freestanding appliances, and a door conveniently opens out to the rear garden. Completing the ground floor is a versatile fourth bedroom with an adjoining study area – ideal for use as a home office, gym, or guest room.

Upstairs, the property offers three further bedrooms, all finished with wood-effect flooring. The principal bedroom benefits from two mirrored fitted wardrobes, while the second bedroom is similarly well-sized and includes a built-in cupboard, providing excellent storage options. The third bedroom also offers integrated storage, while completing the accommodation, the family bathroom is fitted with a three-piece suite including a shower over the bath, tiled splash walls, and a ladder-style radiator.

Externally, the home boasts private front and rear gardens, perfect for family living and outdoor entertaining, along with a detached garage offering secure parking and additional unrestricted parking.

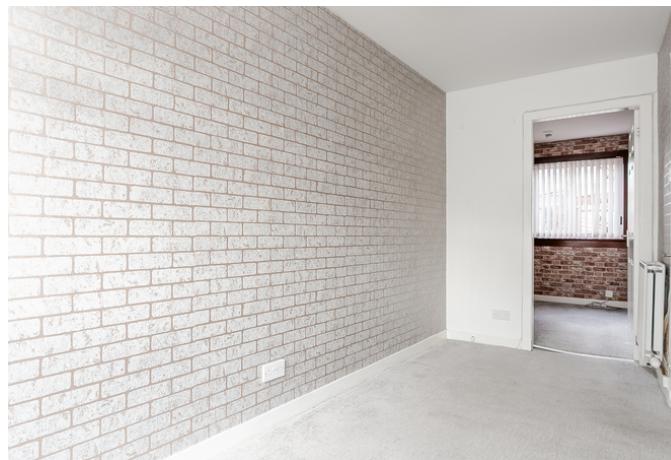
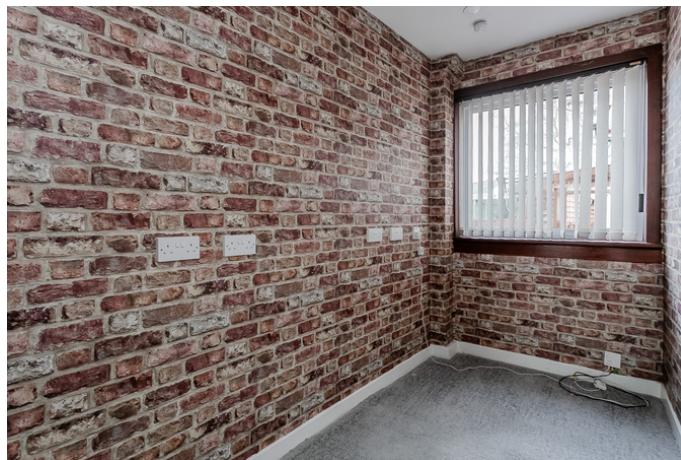


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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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