



**185 Eskhill, Penicuik, Midlothian, EH26 8DF**

Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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# Property Description

Well presented, three-bedroom, semi-detached house with a driveway, a garage and private gardens. Forming part of a quiet and leafy residential street, located in an established area of the popular town of Penicuik, Midlothian.

Comprises an entrance vestibule, living and dining room, kitchen, conservatory, three bedrooms, and a shower room.

Highlights include a stylish shower room, a fitted kitchen, gas central heating, double glazing, and good storage provision, including built-in stores and bedroom wardrobes.

Externally, the property boasts a driveway and a lawn with established shrubbery, while a terraced rear garden features paved patios and a wooden decked patio, with gravelled areas and paths.

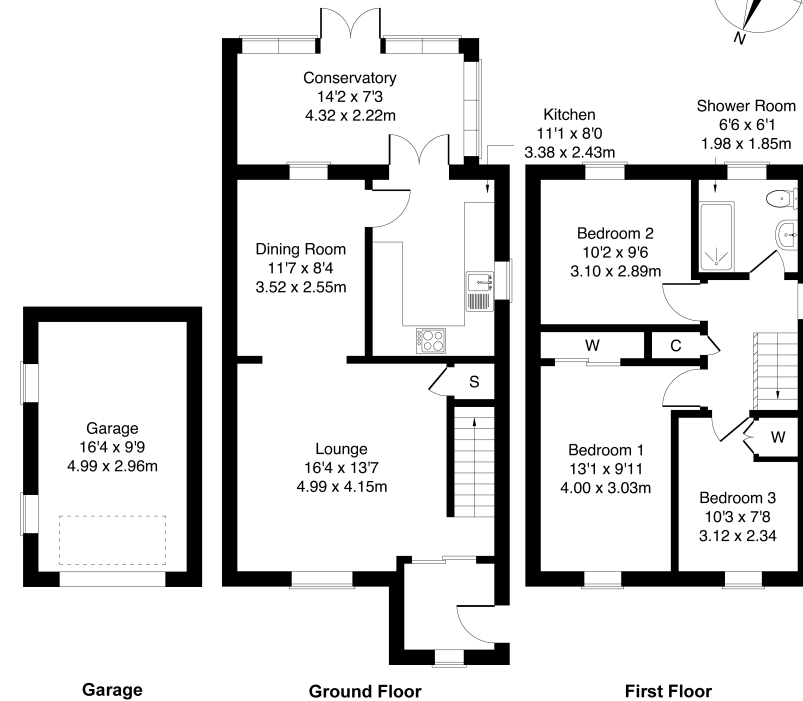
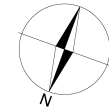
A welcoming vestibule opens into a generous, front-facing lounge with a fireplace, understair storage, a central light fitting, and carpeted flooring flowing seamlessly into a dining area to the rear. Set off the living/dining room, a good-sized kitchen is fitted with wall and base units, stone effect worktops, a tiled surround, a sink with a drainer, and an integrated hob, oven, and fridge/freezer. Patio doors lead to a conservatory, offering a further lounge area, and direct access to the rear garden, perfect for family time and entertaining.

On the upper floor, bedroom one is set to the front, offering superb space for furniture and featuring carpeted flooring and a built-in wardrobe with mirrored doors. Two further bedrooms are set to opposite aspects, offering versatile spaces, with bedroom three benefiting from built-in storage. Completing the accommodation, the shower room is fitted with a modern suite including a large shower cubicle, panelled splash walls and a ladder-style radiator.



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Approximate Gross Internal Area: (1173 sq ft - 109 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 offers the perfect blend of countryside charm and urban convenience. Just a short drive from the Edinburgh City Bypass, this well-connected town is ideal for commuters seeking a quieter pace of life without sacrificing accessibility. Penicuik features a wide range of amenities, including major supermarkets such as Tesco and Lidl, high street shopping, banking and postal services, and a vibrant selection of restaurants, cafés, and traditional pubs. Families are well served with highly regarded schools, a local library, and a





modern leisure centre with a gym and swimming pool. Set between the Pentland Hills and the River North Esk, the surrounding countryside provides a wealth of outdoor activities—from walking and cycling to climbing, golf, and skiing at the nearby Hillend dry-slope facility. Excellent road links via the A701 and A702, along with regular bus services, ensure easy access to Edinburgh and beyond.







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