



Estate Agents and Solicitors

## 89 Charles Street, Penicuik, Midlothian, EH26 0HJ

Spacious & Well-Presented Three Bedroom, Semi-Detached House

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# Property Description

Spacious and well-presented, three bedroom, semi-detached house with a driveway and generous gardens. Set on a quiet residential street, the property is located in the Midlothian town of Penicuik, to the south of Edinburgh.

Comprises: a living room, dining/kitchen, inner hall, three double bedrooms, and a ground floor family bathroom.

Features include a modern bathroom suite, electric storage heating, UPVC double glazing, and good integrated storage, including a semi-converted loft. Externally, there is a garden to the front and a mono-bloc multi-vehicle driveway continuing to the side. A particularly generous rear garden has tall hedging for additional privacy, planting beds, a patio, lawn, pond, and large well-maintained store sheds.

The entrance opens to the front-facing living room, which features carpeted flooring, storage space for outerwear, a fireplace with a traditional surround, and a central spot light rail fitting. Rear-facing, the kitchen offers large French doors leading out to the garden, ample space for a dining/breakfast table, and includes fitted units with real wood worktops.

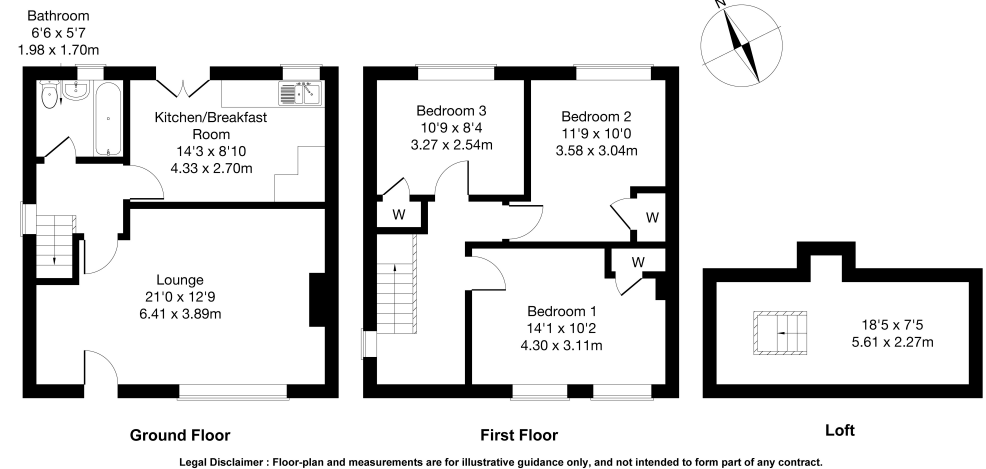
Set off the inner hall, the family bathroom has a rear facing window and is fitted with a modern suite, including a shower unit over the P-shaped bath, and tiled flooring and splash walls.

On the first floor, a bright and carpeted upper hall gives access to the three bedrooms has the access hatch to the good-sized loft. Bedroom one is set to the front and includes wood-effect flooring, a built-in store cupboard and a pendant light fitting. Two further bedrooms overlook the rear gardens, both including built-in wardrobes, with carpeted flooring for bedroom two and wood-effect flooring for bedroom three.

A Virtual 360 Tour is available online.

## 89 Charles Street, PENICUIK, EH26 0HJ

Approximate Gross Internal Area: (1076 sq ft - 100 sq m.)



# 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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