



2 Bennet Way, Penicuik, Midlothian, EH26 0GA

Immaculately Presented, Three-Bedroom, End-Terrace Home with Garden & Allocated Parking Space

Up to date price and viewing info at mov8realestate.com/property

espc rightmove  Zoopla
find your happy

Property Description

Immaculately presented, three-bedroom, end-terrace home with gardens and an allocated parking space. Set 'off-street' in a modern, factored development, located on the outskirts of Penicuik, Midlothian.

Comprises an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen, modern bathroom suites, and quality contemporary flooring. In addition, there is gas central heating, solar panels, double glazing, and a loft space.

Externally, the property benefits from a generous plot with a lawn to the front; and a southerly-facing rear garden including a lawn, patio and a gate to the residential parking.

The development also provides unrestricted visitors' parking bays, landscaped grounds and open green spaces including a children's play park.

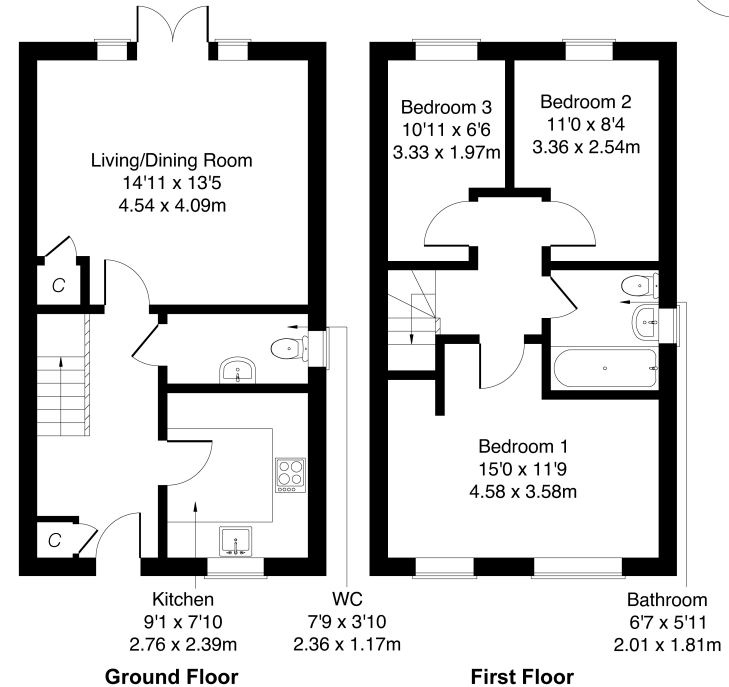
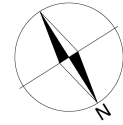
A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient WC and storage cupboard. Set to the rear, a bright living room is tastefully finished, with light decor, wood effect flooring continuing from the hall, ample space for dining, a built-in storage cupboard, and patio doors leading to the southerly-facing garden. A stylish kitchen is set to the front, fitted with modern units and worktops, a sink with a drainer; and an integrated eye-level double oven, a gas hob, a fridge/freezer, a washing machine and a dishwasher.

On the upper floor, bedroom one is set to the front, with carpeted flooring and offers a generous room for freestanding storage; whilst two further well-finished carpeted bedrooms are set to the rear, overlooking the garden. Completing the accommodation, a stylish bathroom is fitted with a three-piece suite including a shower over the bath and metro-tiled splash walls.



2 Bennet Way, Penicuik, EH26 0GA

Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



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

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.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

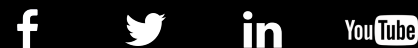
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.