



12 Caimbank Gardens, Penicuik, Midlothian, EH26 9EA

Immaculately Presented, Three-Bedroom, Semi-Detached, Family Home

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Property Description

Immaculately presented, three-bedroom, semi-detached, family home, with gardens, a driveway and a garage. Located in a quiet, established development, in Penicuik. Midlothian.

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

Highlights include a stylish, integrated kitchen, a modern bathroom suite, and wood-effect flooring. In move-in condition, there is gas central heating, double glazing and tasteful decor throughout.

Externally, there is a low-maintenance, synthetic turf lawn and a mono block driveway to the front, whilst an enclosed rear garden features a decked patio, synthetic turf lawn and plant beds.

The garage conveniently houses an EV charging point.

A bright entrance vestibule opens into an entrance hall with storage, finished with modern wood-effect flooring, which continues into a living room on the right. Fronted by a wide bay window and including a feature fireplace, the well-presented reception room provides ample, versatile space for freestanding lounge furniture. Set to the rear and spanning the entire width of the property, a stylish kitchen offers space for a dining table and chairs and opens onto the rear garden via sliding, glazed doors. Streamlined, gloss-white units are integrated with an induction hob, an eye-level double oven and a fridge/freezer, whilst an adjoining utility cupboard houses a washing machine and a dryer.

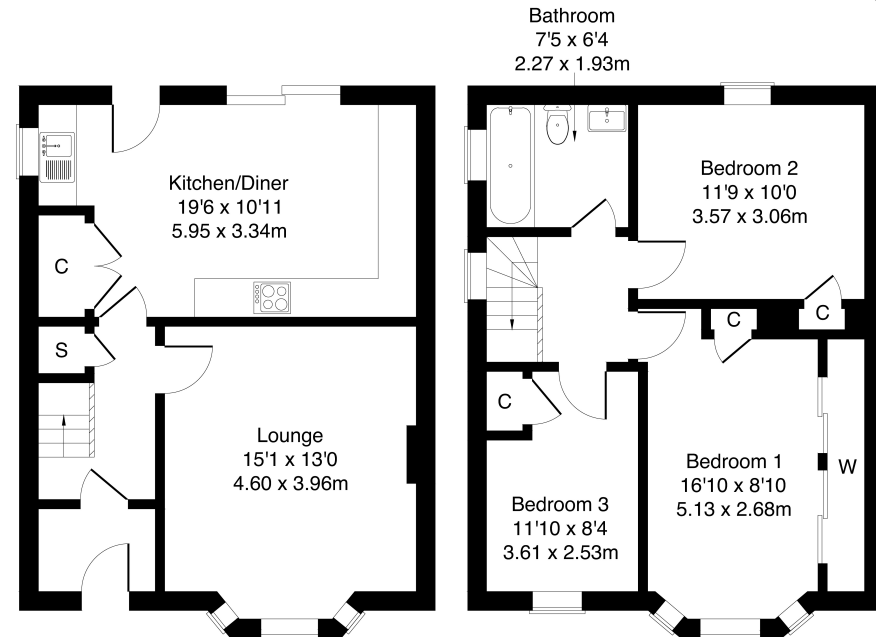
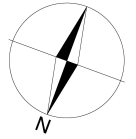
Upstairs, three carpeted bedrooms mirror the tasteful presentation of the living space. Set to the front, the main bedroom is extended by a bay window and benefits from generous wardrobe and cupboard storage, whilst two further bedrooms, both with cupboard storage, offer great flexibility, with options for use.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.



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Approximate Gross Internal Area: (1001 sq ft - 93 sq m.)



Ground Floor

First Floor

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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