



## 29 Esk Bridge, Penicuik, Midlothian, EH26 8QR

Beautifully-Presented Three Bedroom, End-Terrace Family Home

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# Property Description

Beautifully-presented three bedroom, end-terrace family home with a generous enclosed rear garden and an allocated parking space. The property is located in an exclusive and tranquil development adjacent to the River North Esk, in Penicuik, Midlothian.

Comprises: an entrance hallway, an open-plan living/dining room, kitchen, utility room, master bedroom with en-suite, a further double bedroom, single bedroom, a family bathroom, and a ground floor WC.

Highlights include a bespoke family room extension to the rear, an integrated kitchen, stylish fitted bathroom suites, contemporary flooring, and lighting. In addition, there is gas central heating, double glazing, and good integrated storage provision including bedroom wardrobes and a loft. Externally, there is low maintenance landscaping to the front, whilst the rear garden has a lawn, store shed, and paved and wood-decked patios. The allocated parking space is just to the side of the property.

The welcoming entrance hall features recessed spot lighting, contemporary wood-effect flooring, a built-in store cupboard, and gives access to the public rooms on the ground floor, as well as to a WC with a two-piece suite. Set across the rear, an exceptional open-plan living space has been created, offering superb natural light, space for both lounge and dining furniture, doors to the rear garden, a built-in store cupboard, and a wall-mount TV point.

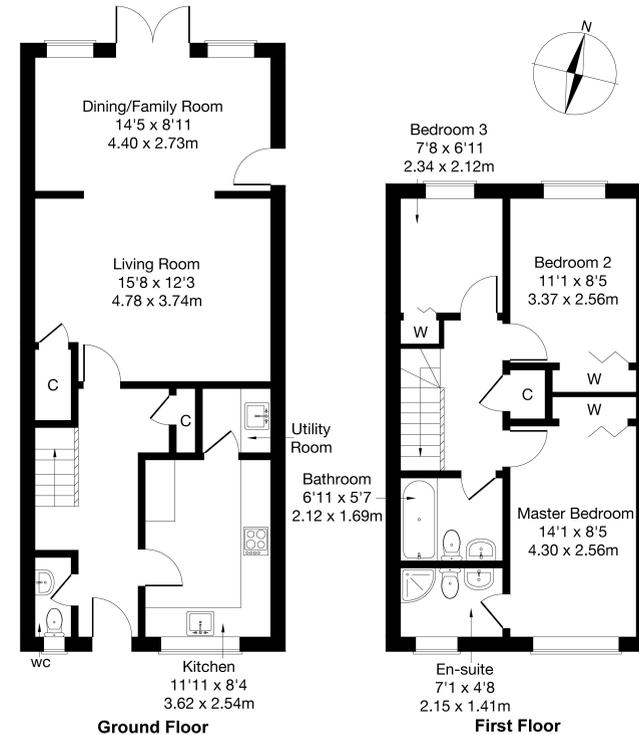
The modern kitchen is at the front of the property and includes stone-effect worktops, a tiled surround, a sink with drainer, and an integrated fridge/freezer, dishwasher, oven, and a 5-ring gas hob with a stainless steel backsplash and canopy above. The utility/store room is set internally off the kitchen and includes a fitted unit and worktop with a sink and drainer.

Upstairs, the master bedroom is set to the front and features carpeted flooring, a built-in wardrobe, and a bright and stylish en-suite shower room. The second double bedroom and single bedroom both overlook the rear garden and also include carpeted flooring, pendant light fittings, and built-in wardrobes. Completing the accommodation, the family bathroom is set internally off the upper hall and features a contemporary fitted vanity unit including a hand basin and concealed cistern, a shaver point, a ladder radiator, and a mains shower over the bath.

A Virtual 360 Tour is available online.

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**29 Esk Bridge, Penicuik, EH26 8QR**  
Approximate Gross Internal Area: (1066 sq ft - 99 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.





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