



8 Breck Terrace, Penicuik, Midlothian, EH26 0RJ

Light & Tastefully Presented, Two-Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Light and tastefully presented, this two-bedroom semi-detached home boasts private gardens and a driveway. Set within a peaceful cul-de-sac in a well-established residential area of Penicuik, Midlothian, just south of Edinburgh.

Comprises an entrance porch, living/dining room, kitchen, two double bedrooms and a shower room.

Highlights include a bright and stylish integrated kitchen, contemporary flooring, and HIVE gas central heating.

In addition, there is double glazing and good storage, including a floored loft and bedroom stores.

Externally, the property boasts low-maintenance landscaping to the front and a multi-vehicle paved driveway; while to the rear, there is a lawn, patio and two-store sheds.

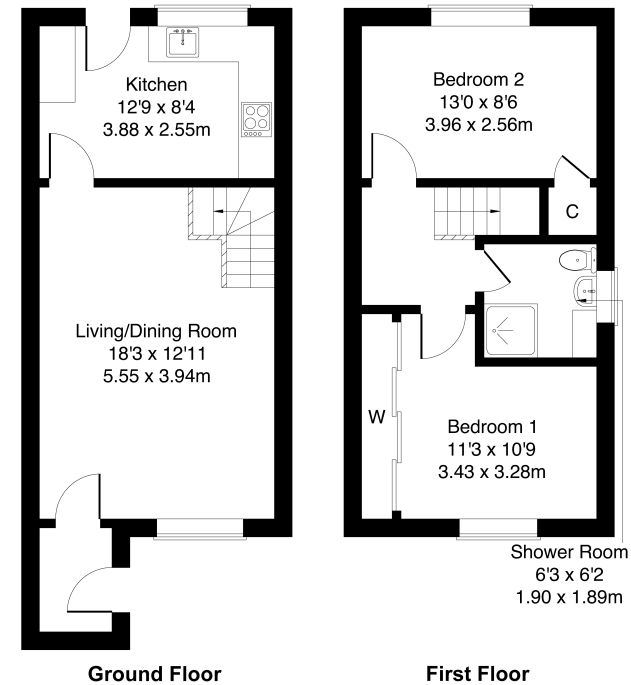
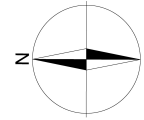
The property opens with a welcoming entrance porch leading into a bright, front-facing living room, offering ample space for dining and featuring stylish wood-effect flooring, contemporary uplighting, and stairs to the upper level. To the rear, the modern kitchen is accessed via the lounge and provides an ideal second dining area, along with direct access to the enclosed garden. Fitted sleek units and worktops include a sink with drainer, tiled splashbacks, and an integrated induction hob, eye-level double oven, fridge/freezer, and washing machine.

On the upper floor, two generous double bedrooms are set to opposite aspects, similarly well-finished with light decor, carpeted flooring, and built-in wardrobe storage. Completing this home, the shower room has a modern suite with an electric shower unit and panelled splash walls.



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Approximate Gross Internal Area: (721 sq ft - 67 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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