



## 15 Sarolea Crescent, Penicuik, Midlothian, EH26 0SP

Spacious, Four-Bedroom, Detached Home with Gardens, Driveway & Garage

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# Property Description

Light, beautifully presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an integrated garage. Located in a popular and expanding residential development by Avant Homes, on the outskirts of Penicuik, Midlothian.

Comprises an entrance hallway, semi-open-plan living/dining and kitchen, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a quality fitted kitchen, stylish bathroom suites, contemporary flooring, bi-fold doors to the garden, and tasteful decor throughout. In addition, there is gas central heating, double glazing; superb storage including a garage with power and lighting; and internal access to a utility area.

Externally, the property benefits from a lawn and driveway to the front; and a generous, enclosed southerly-facing rear garden with a lawn and a paved patio. This growing development includes unrestricted street parking bays and well-maintained grounds.

A welcoming open entrance hall provides access to the carpeted stairs leading to the upper hall and throughout the ground floor, including a convenient storage cupboard and WC, as well as internal access to the garage. With continuous wood effect flooring from the hall, a generous, tastefully finished, living/dining room offers space for both lounge and dining furniture and features bi-fold doors leading to the southerly-facing rear garden, whilst semi-open-plan, a stylish kitchen provides further garden access with patio doors and space for a breakfast/bar table. Modern fitted units include stone-effect worktops with matching upstands, a sink with a drainer; and an integrated eye-level oven and microwave, electric hob, fridge/freezer, and dishwasher.

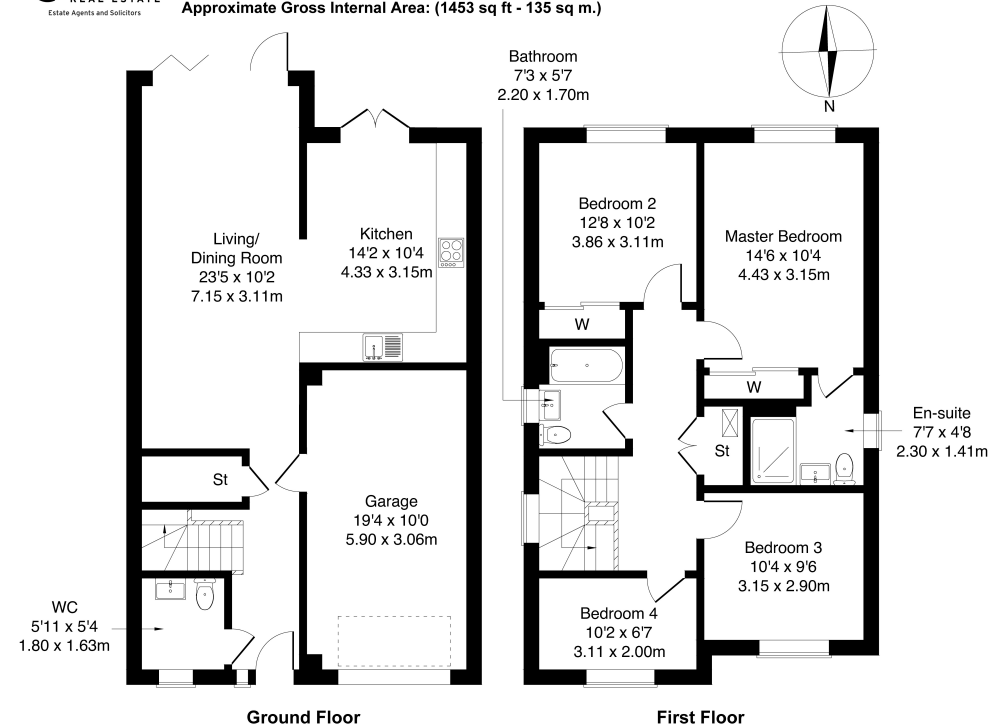
On the upper floor, a spacious master bedroom is set to the rear, with light neutral decor, carpeted flooring, a built-in wardrobe and a modern en-suite shower room; whilst three further well-finished carpeted bedrooms are set to each aspect, with bedroom two featuring a built-in wardrobe. Completing the accommodation, the family bathroom is fitted with a modern three-piece suite including a shower over the bath and tiled splash walls.

Cozi-flo blinds in the living room and kitchen, and pendant light fitting in the dining are available for inclusion in the sale.



15 Sarolea Crescent, Milton Bridge, Penicuik, EH26 0SP

Approximate Gross Internal Area: (1453 sq ft - 135 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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