



Property Description

Bright and beautifully presented, three-bedroom, end-terrace family home with an extensive tiered private garden and a garage. The property is set in a quiet residential development, located in popular Penicuik, Midlothian, close to The Pentland Hills.

Comprises: an entrance hall, living room, dining kitchen, two double bedrooms, a single bedroom, and a shower room.

With light and modern decor throughout, highlights of the property include a fitted kitchen, a modern shower suite, and well proportioned room sizes. In addition, there is gas central heating, uPVC double glazing, TV and telephone points, and good integrate storage provision including an attic.

Externally, the property benefits from a multi-tiered private rear garden, with a patio, deck, garden, and lower level giving access to the garage, as well as an easily maintained lawn to the front.

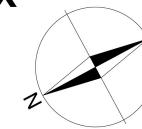
The front of the property is accessed via a pedestrian walkway, and opens to a bright entrance hall with tiled flooring and space for freestanding storage furniture. Set towards the front, a good-sized living room offers coving, wood flooring, and wall mounted light fittings.

Set across the rear, with a door out to the garden, two built-in cupboards and flexible storage options throughout, the stylish kitchen has fitted units, stone-effect worktops with a matching breakfast bar, a tiled surround, sink with drainer, and a large window overlooking the garden providing plenty of natural light. Appliances include an integrated dishwasher and extractor canopy, a freestanding American-style fridge/freezer, a range cooker, and a freestanding washing machine housed in one of the cupboards.

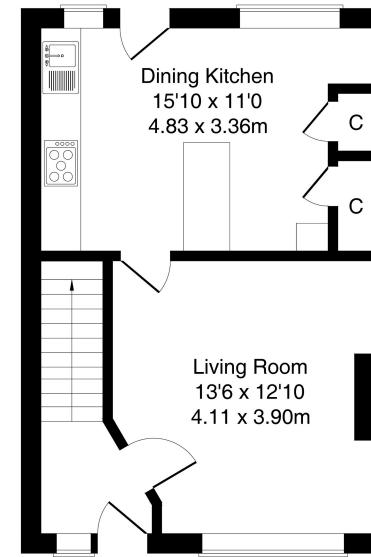
Upstairs, the landing provides a cupboard and the access hatch to the attic. There are two well proportioned double bedrooms, set to either aspect, with the rear-facing bedroom two additionally offering a built-in wardrobe, and a flexible single bedroom set to the front. Completing the accommodation, the shower room consists of a modern fitted suite, a corner shower cubicle with a rainfall showerhead, and a ladder radiator.

mov⁸ 5 Greenhill Park, Penicuik EH26 9EX
REAL ESTATE
Estate Agents and Solicitors

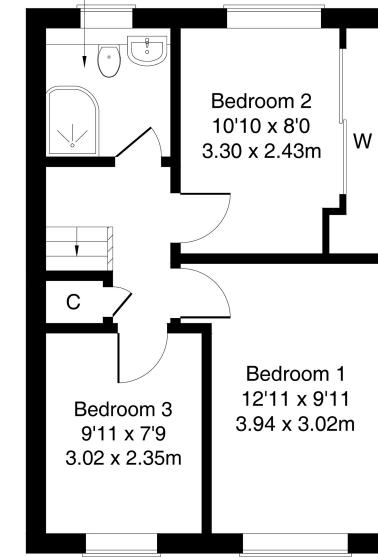
Approximate Gross Internal Area: (829 sq ft - 77 sq m.)



Shower Room
6'4 x 6'2
1.94 x 1.88m



Ground Floor



First Floor

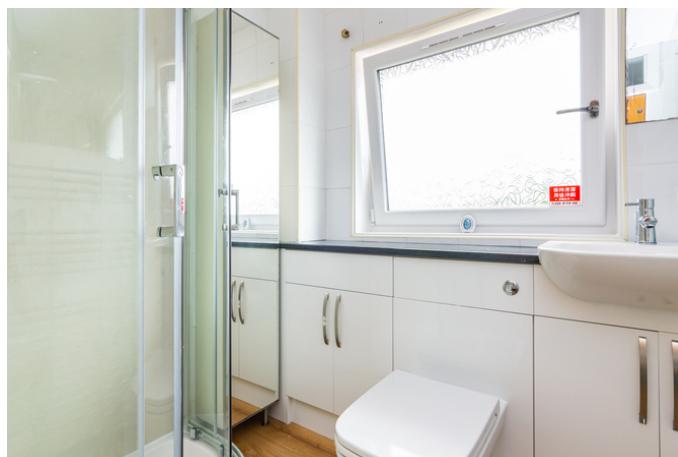
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

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

