



GILSON GRAY

LAW • PROPERTY • FINANCE

16 ESKVALE DRIVE, PENICUIK

Midlothian, EH26 8JH



Located just over 10 miles from central Edinburgh, this spacious two-bedroom, two reception room, terraced house with private gardens in Penicuik offers its new owners light-filled accommodation requiring some upgrading and redecoration. The accommodation consists of a sunny west-facing living room, a separate dining room, a kitchen with rear garden access, two spacious bedrooms, plus a bright family bathroom. This traditional home is ideally situated for easy access to the city centre, local amenities, fitness and leisure facilities, and scenic green spaces.

Extras: All fitted floor and window coverings, light fittings and freestanding kitchen appliances will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Mid-terraced house in a leafy location
- In need of internal modernisation
- Entrance hall with understair storage
- Sunny, west-facing living room
- Dining room with rear garden views
- Kitchen with garden access
- Two spacious bedrooms with storage
- Bright family bathroom
- Enclosed rear garden with toolshed
- Low maintenance front garden
- Private residents' parking
- GCH and double glazing







"ENJOYING LIGHT-FILLED ACCOMMODATION, TWO SPACIOUS BEDROOMS, AN ENCLOSED REAR GARDEN AND PRIVATE RESIDENTS' PARKING."





EPC RATING:



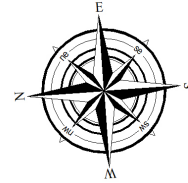
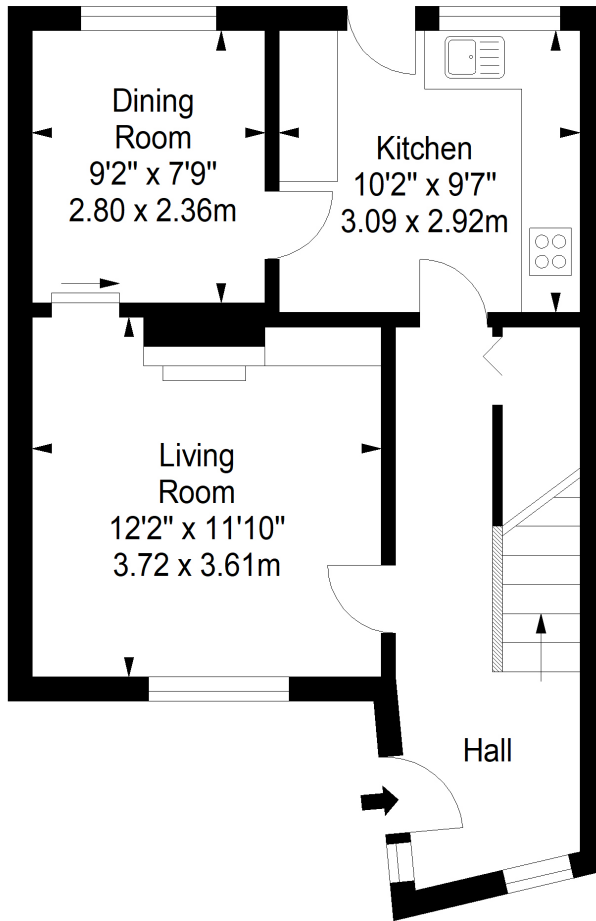
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

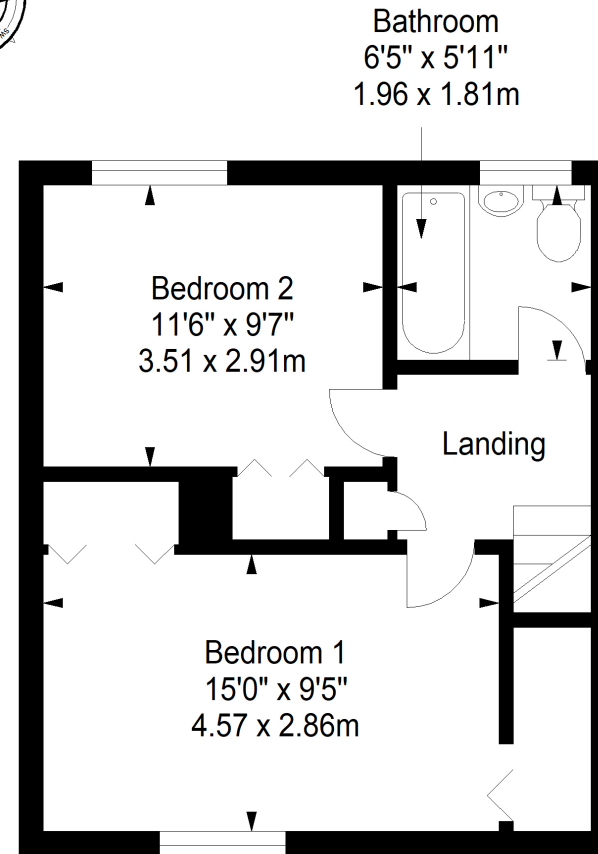
Ground Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



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