



38 Clerk Road,
Penicuik, Midlothian, EH26 9HA

CALL US ON 0131 447 4747

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For price and viewing information please visit
gillespiemacandrew.co.uk/properties or call 0131 447 4747



- Reception hall with storage.
- Well presented living room with feature gas fire.
- Modern fitted kitchen with solid wood worktops & appliances.
- Open access to fabulous dining room/family room with feature skylight.
- Patio doors to raised decking area at rear.
- Bedroom four/home office.
- Contemporary fitted shower room.
- Upper landing with access to attic.
- Two generously proportioned double bedrooms - both with fitted wardrobes.
- Single bedroom with fitted storage.
- Modern fitted shower room with double sink.
- Gas central heating.
- Double glazing.
- Alarm,
- Good sized south facing garden to front.
- Pathway to side.
- Private garden to rear with further decking area.
- Garage located to rear.
- Electric vehicle charger point.
- Unrestricted on street parking.

GENERAL DESCRIPTION

An attractive extended detached villa situated in the popular Midlothian town of Penicuik, an ideal commuter base into Edinburgh further afield with its close proximity to the Edinburgh City Bypass and motorway network. The property would make a great family home in an excellent location.



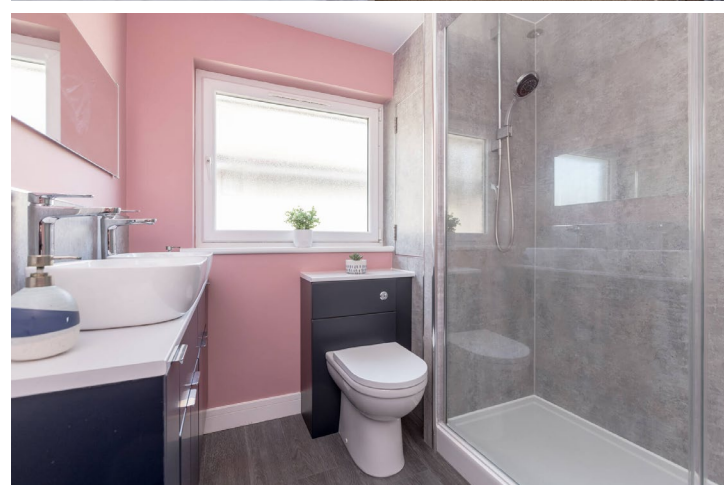


LOCATION

Penicuik lies approximately eight miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is skiing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAIN POLES, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING RANGE COOKER, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER.



COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 10.2 MILES TO EDINBURGH WAVERLEY TRAIN STATION.
AIRPORT	APPROXIMATELY 14.9 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.



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Approx. Gross Internal Area

1307 Sq Ft - 121.42 Sq M

Garage

Approx. Gross Internal Area

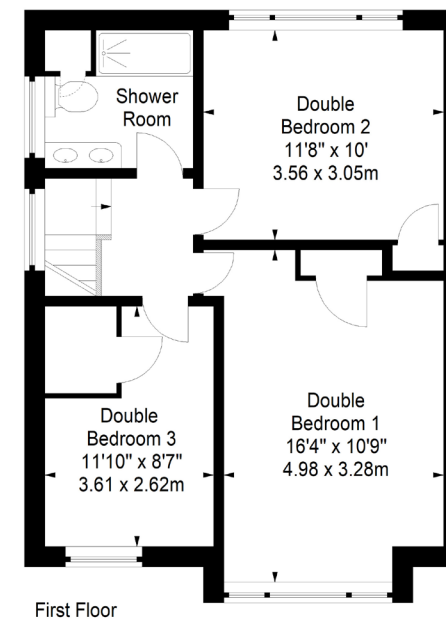
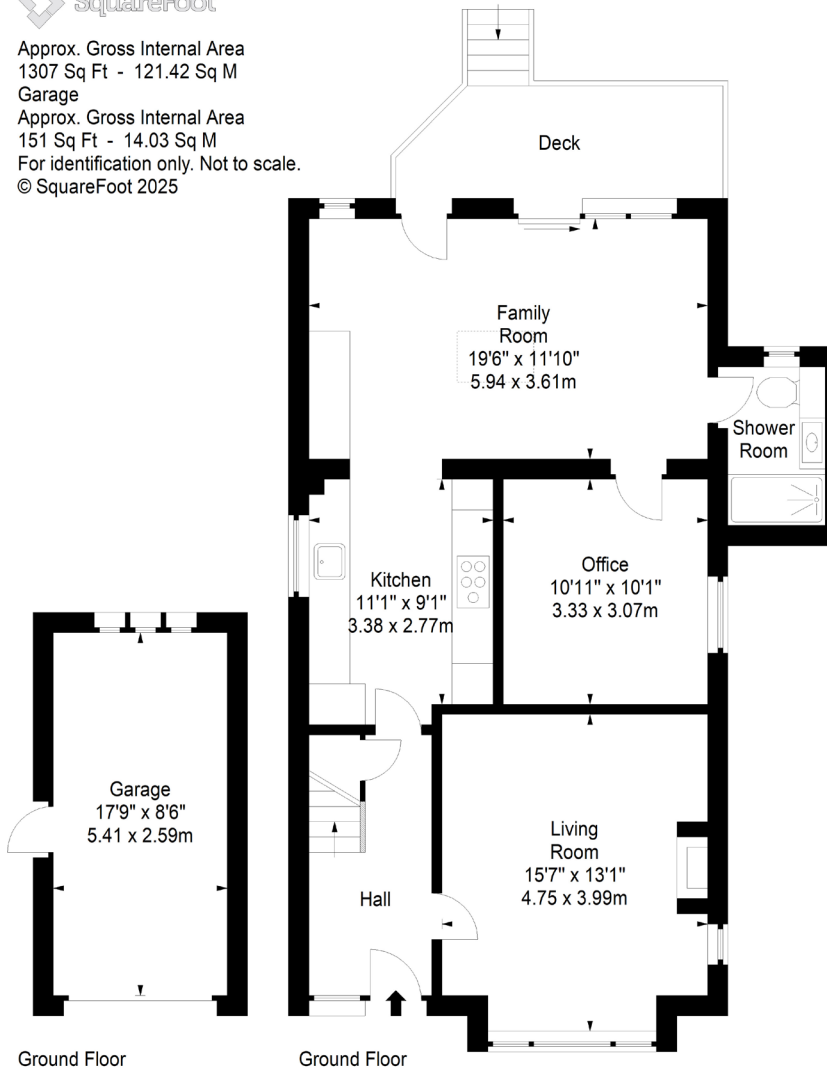
151 Sq Ft - 14.03 Sq M

For identification only. Not to scale.

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ENERGY PERFORMANCE
CERTIFICATE RATING C



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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.