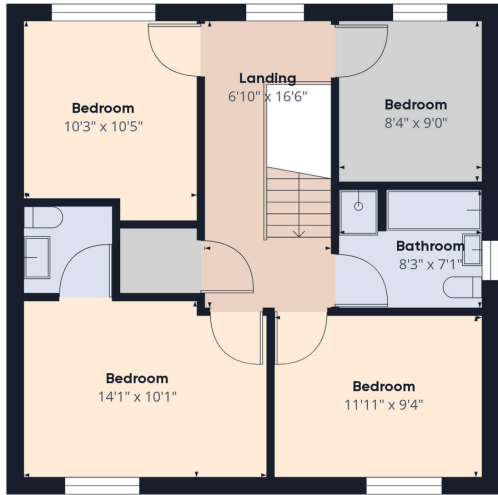


Floor 0



Floor 1





# DESCRIPTION

Nestled in a charming neighborhood, this idyllic 4-bedroom detached house beautifully combines modern living with timeless elegance! The kitchen and dining area serve as the heart of the home, featuring patio doors that lead to a landscaped rear garden. In pristine condition and thoughtfully designed, this residence invites you to step in and embark on your exciting new journey!

The property comprises of:

- Entrance hallway
- Stylish kitchen/diner with integrated appliance's
- Bright and spacious front facing lounge
- Ground WC
- Utility cupboard
- Primary bedroom with en-suite
- Three further bedrooms
- Family bathroom with separate shower
- Private landscaped rear garden
- Monoblock driveway to the front
- Single garage

Viewings by appointment 0131 297 3177



# LOCATION

Penicuik is a Midlothian town with a rural setting, a short drive from the Edinburgh City Bypass, and ideally placed for commuters. Penicuik has all the amenities expected of a sizeable town including a local shopping, a supermarket, post office, and a wide range of restaurants, pubs and cafes. There is are five primary schools and two secondary schools, also a library, and a Leisure Centre with a gym and swimming pool. Set between the Pentland Hills and River North Esk, the adjacent countryside allows for a wide range of outdoor pursuits including walks, country parks, cycling, golf courses, and the Hillend dry ski facility. The A701 and A702 offer extensive links North and South including, whilst there are also highly regular bus services into Edinburgh centre.

