



**3 FITZROY CLOSE**  
PENICUIK, MIDLOTHIAN, EH26 0NW

	<b>2</b>		<b>1</b>	EPC RATING	<b>B</b>	COUNCIL TAX BAND	<b>D</b>
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Welcome to a beautiful two-bedroom end-terrace house which forms part of a popular modern development in Penicuik. Offering bright and airy rooms, this elegant home is finished to a high standard and is brought to market in move-in condition. It features a well-appointed kitchen, as well as a modern bathroom and WC. Furthermore, it has the benefit of an allocated parking space and a family-friendly garden. Altogether, it is a wonderful home that will have high appeal amongst commuting professionals, couples, first-time buyers, and small families alike.

Upon entering, you are greeted by a hall that sets an inviting first impression. It offers understairs storage and a convenient WC before leading directly ahead into the living/dining room. This rear-facing reception area continues the hall's neutral palette and soft carpet, creating a minimalist-inspired aesthetic that is homely and easy to style. The room is well proportioned for comfy furniture and it extends out via French doors into the rear garden, which is the ideal setup for summer entertaining. Meanwhile, the front-facing kitchen has a modern design, pairing timber-toned cabinets with complementary worktops. It is a stylish look that is further enhanced by under-unit lighting and integrated appliances for a sleek finish.

## FEATURES

- Beautiful end-terrace house in move-in condition
- Part of a popular modern development in Penicuik
- Elegant interior design finished to high standards
- Welcoming hall with storage and a convenient WC
- Living/dining room with French doors to the garden
- Stylish kitchen that is well appointed
- Two double bedrooms (one with wardrobe storage)
- Modern 3pc bathroom with overhead shower
- Private allocated parking space to the front
- Fully-enclosed rear garden with patio and lawn
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency









Upstairs, the two double bedrooms are havens of calm and comfort. Each room is attractively styled, pairing an accent wall with neutral tones and plush carpeting. The principal bedroom also features a built-in wardrobe and inspiring open views to the Pentland Hills – a magnificent backdrop to wake up to. A modern three-piece bathroom with an overhead shower completes the interiors. Gas central heating and double glazing ensure year-round comfort, whilst a solar-panelled roof ensures greater efficiency.

Outside, the home has a private allocated parking space to the front. To the rear, it has a fully-enclosed garden which is laid with a patio and lawn, proving ideal for families and summer barbecues.

Extras: all fitted floor coverings, light fittings, and integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.











## Penicuik, Midlothian

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.









**OFFERS TO:**  
**22 Hardgate**  
**Haddington**  
**EH41 3JS**

**Tel: 01620 825 368**  
**Fax: 01620 824 671**

**DX540733 Haddington**

**espc**

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1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

## FLOORPLAN

