3 Cairnbank Gardens Penicuik EH26 9EA

CONNELL & CONNELL WS



Offering flexible accommodation, this is a fantastic opportunity to purchase this rarely available two bedroom detached bungalow on a large plot which is presented to the market in move in condition.

The bright, well-proportioned accommodation comprises:

- Entrance Vestibule
- Bright spacious living room with front facing window and fire surround
- Fitted kitchen with a range of base and wall units. Space for freestanding appliances
- Inner hallway with loft access via a Ramsey ladder (loft is part floored with light)
- Bedroom one is a good-sized double with built-in wardrobes providing excellent storage.
- Bedroom two with built-in mirrored wardrobes and patio doors
- Dwarf wall conservatory with recently replaced roof
- Newly refitted shower room
- Gas Central Heating & Double Glazing
- Large mature private gardens
- Driveway providing off street parking for several cars





Viewing by appointment on 0131 524 3800







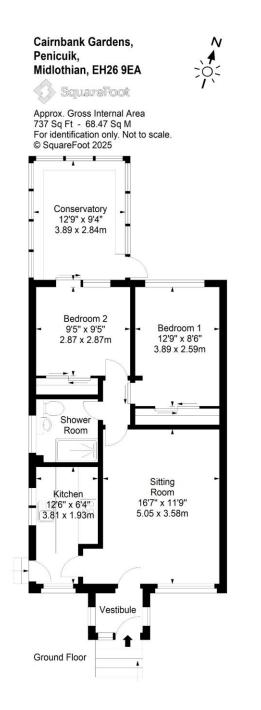




Penicuik lies approximately seven miles to the south of Edinburgh. The property is an ideal commuter base well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach, linking to the wider motorway networks, Edinburgh Airport, and the Queensferry Crossing. Penicuik provides a wide range of local convenience shopping and amenities with further facilities available at the impressive Straiton Retail Park which contains several High Street outlets. There are a variety of recreation and leisure facilities including 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 easily accessible and there is skiing at Hillend. Schooling in the town is highly regarded at both Primary and Secondary levels

Extras: All window coverings, fitted flooring and light fittings are included in the sale.

EPC Rating - D Council Tax Band- D











Connell & Connell WS 10 Dublin Street Edinburgh, EH1 3PR Tel: 0131 556 2993 Fax: 0131 557 5542 property@connellws.co.uk

* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

