



Solicitors & Estate Agents










Offers Over

£180,000

18 West Cairn Crescent

Penicuik | Midlothian | EH26 OAR

An excellent opportunity has arisen to purchase this attractive, particularly spacious terraced villa benefiting from private gardens to the front and rear and affording fantastic uninterrupted skyline views to the rear. Quietly positioned within a cul-de-sac setting within walking distance of the local primary school, with many excellent amenities and transport links close at hand.

-  3 Bedrooms
-  1 Public room
-  Shower room
-  Private gardens
-  On-street parking
-  EPC Rating – E
-  Council Tax Band – C



Description

The well presented accommodation shall undoubtedly appeal to the first time buyer/couple or that of the growing families and merits internal viewing to be fully appreciated. The light and stylish home comprises; welcoming entrance hallway with storage provisions with carpeted staircase leading to the upper floor. There is a sizeable, dual aspect lounge/diningroom with door leading to the spacious breakfasting kitchen. Fitted with ample wall and base units and breakfast bar with door to rear leading to the garden. Upstairs leads to all three good sized double bedrooms, with bedroom 1 and 2 benefiting from built-in wardrobes. The modern shower room comprises of a white three piece suite with modern wet wall panelling with electric shower. There is a partially floored attic with Ramsay ladder access, providing excellent additional storage needs and further benefits include electric heating, double glazing and interlinked smoke and heat detectors.



Extras

All the fitted floor coverings, some light fittings and blinds shall be included in the sale together with the washing machine and greenhouse.

Gardens and parking

There are private gardens to the front and rear of the property with shared access to the side. The rear garden is tiered and offers a secluded private setting and provides excellent potential for a new buyer to create their own personal outdoor space. For the car owner, ample on-street parking is available to the front.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

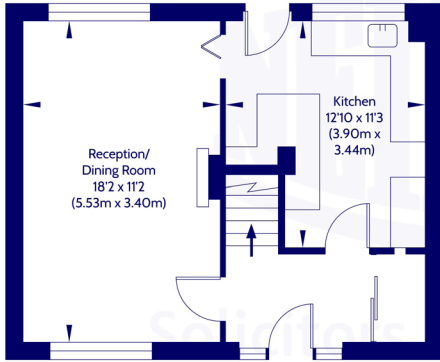
Penicuik is a well-respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.



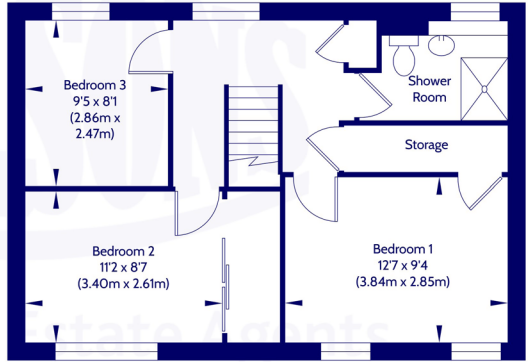


Approx. Gross Internal Floor Area 84.03 Sq M /905 Sq Ft.

Ground Floor



First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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