



Solicitors & Estate Agents



3 Ash Lane

Penicuik | Midlothian | EH26 OFX

This impressive, beautifully presented terraced villa is offered to the market in true move-in condition providing deceptively spacious accommodation throughout and benefiting from private gardens and two allocated parking spaces.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private Gardens
-  Allocated parking space
-  EPC Rating – B
-  Council Tax Band - E



Description

Forming part of a prestigious Cala development in the popular Penicuik district of Midlothian, this delightful home shall undoubtedly appeal to a wide variety of buyers, seeking a fine home in a great location within easy reach of amenities, transport links and reputable schooling. Enhanced with a light and stylish interior, the accommodation comprises; entrance vestibule with storage cupboard, welcoming hallway with carpeted staircase leading to the upper floor with useful under-stair store. The elegant, front-facing reception room, with stylish wall paneling, is of good proportions and features a central fireplace. Located to the rear of the property is a fantastic kitchen/diningroom with French doors leading to the garden. The fully integrated kitchen offers an excellent range of sleek white wall and base units with complementary worktops incorporating the built-in hob with hood above and separate built-in oven and microwave. Completing the downstairs accommodation is a practical two-piece WC apartment with built-in storage. Upstairs leads to all three bedrooms and bathroom, together with offering additional storage provisions. The principal bedroom is located to the front and is fitted with built-in wardrobes and en-suite shower room with shower enclosure housing the Rainfall dual shower unit. Bedroom 2 and 3 each have fitted wardrobes and the contemporary, generously proportioned bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include gas central heating and double glazing. This is a must see to be fully appreciated!



Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob, oven, microwave and extractor hood, integrated appliances (fridge freezer, washing machine and dishwasher). It should be noted that the stove in the reception room is not included in the sale.

Gardens and parking

There is a small garden located to the front with walled border and pathway to entrance. Located to the rear is a lovely landscaped private garden, fully enclosed and enjoying a paved patio and lawn with established planters with feature lighting. A pathway leads to the rear gate which provides direct access to the two allocated parking spaces.

Factors

Ross & Liddle are the Factoring Agents for the development to which a fee of approx. £140 per annum is payable for the upkeep of the communal garden grounds.

Viewing

By appointment with Neilsons on 0131 625 2222.





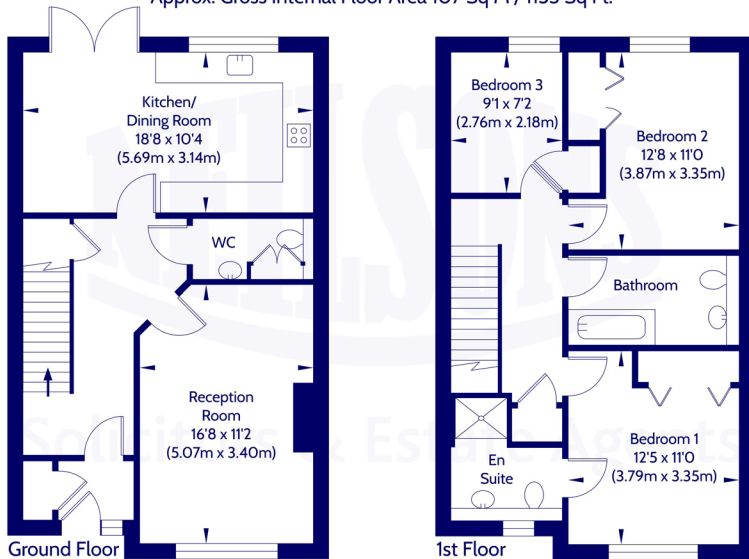
Location

Ash Lane is quietly positioned within the highly desirable Mauricewood district of Penicuik, conveniently placed for access to reputable schooling and excellent local amenities including a nearby Tesco supermarket with further specialised shops, bars and restaurants within easy reach. The nearby Straiton Retail Park hosts a range of high street stores including M&S food hall, Sainsbury's together with Costco & Ikea. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area links directly to Edinburgh's city centre and surrounding areas. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting amenities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain. Within the development itself, are two lovely playparks, just a few minutes walk away.





Approx. Gross Internal Floor Area 107 Sq M / 1153 Sq Ft.



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.



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