





Welcome

Welcome to 151 Eskhill, Penicuik, a fantastic opportunity for first time buyers and young families. We are delighted to present to the market this lovely two-bedroom terraced house, set in the Eskhill development in the lovely Midlothian town of Penicuik. Superbly located this property is within walking distance of all local schooling and amenities and will make an ideal family home. The accommodation is offered to the market in good clean condition throughout and has been well maintained over the years to form lovely family accommodation. There are good sized private garden grounds to the front and rear with access to a garage which is part of a block of others a short distance from the property.

- Spacious and bright family accommodation
- Entrance porch
- Living room with front facing window, stairs to the upper level, and small under stair store cupboard
- Fitted kitchen with access to the rear garden, a range of base and wall units, gas hob, oven, extractor, integrated fridge and integrated freezer
- Upper hallway with store cupboard, and loft ladder access (loft part floored with light)
- Main bedroom with lovely views from the front facing window and built-in mirrored wardrobes
- Bedroom two with window to the rear over stair store cupboard
- Family bathroom with three-piece white suite, electric shower over the bath and shower screen
- Gas central heating and double glazing
- Private gardens to the front and rear which are ideal for outside entertaining and relaxation
- Garage which is part of a block of others



Penicuik

Penicuik is a much-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, supported by the usual banking and post office services. 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 skiing 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.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and integrated appliances. Other items may be included by negotiation. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller.



Get in touch

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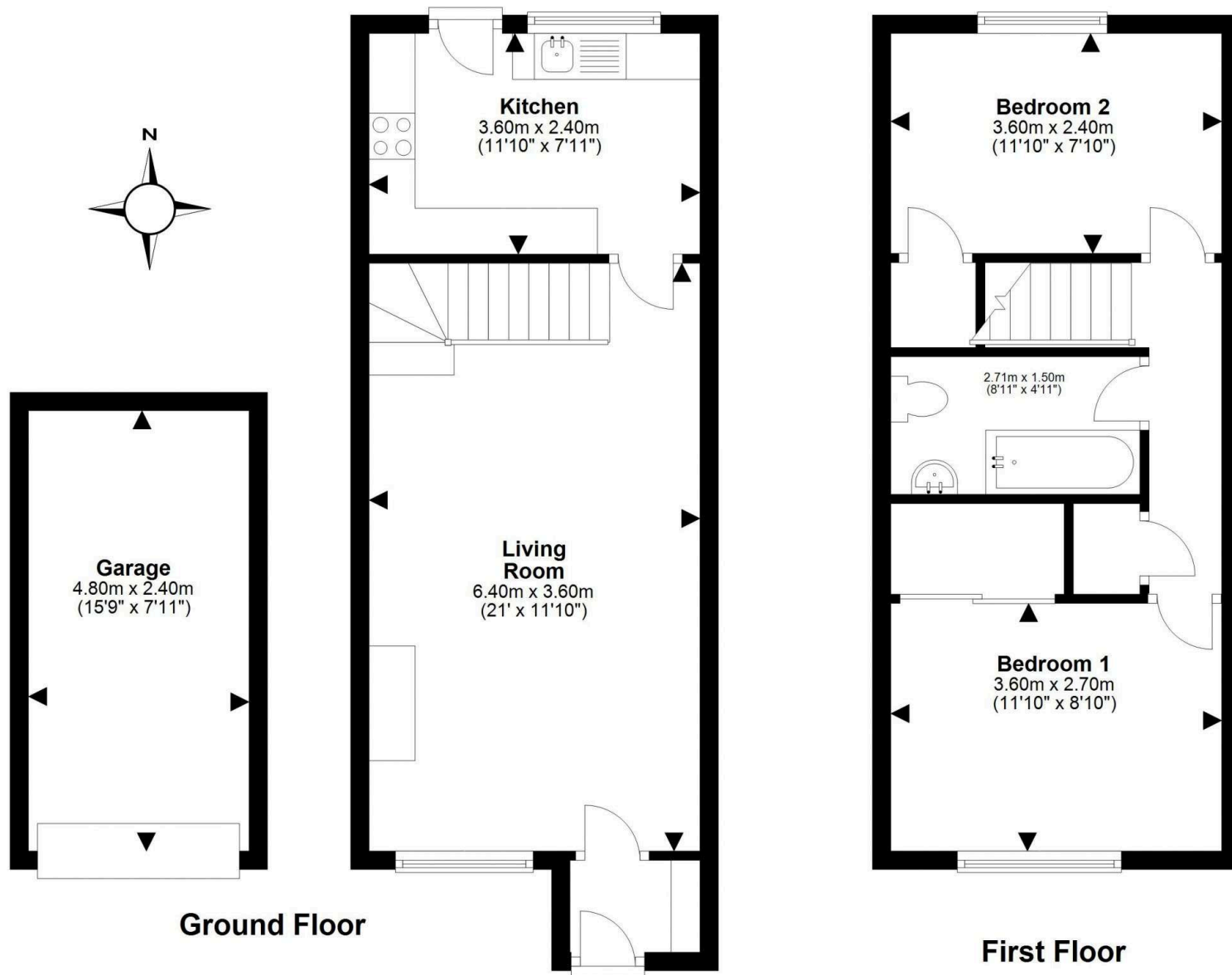
Bruntsfield Office:

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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.