





Welcome

Welcome to Broomhill Avenue, rarely available this three bedroom extended detached bungalow offers bright, spacious and flexible family living, having been carefully extended over the years by the current owners to create a substantial dwelling with a beautiful south facing garden. The property further benefits from a garage and large driveway to the front. Ideally located in the popular Midlothian town of Penicuik close to many local amenities, schooling and transport links. Presented to the market in good order throughout, we would recommend an early viewing.

- Reception hallway.
- Well -proportioned living room.
- Pleasant front facing dining room.
- Fully fitted kitchen, French doors access the rear garden.
- Family room set to the rear.
- Sunny conservatory with direct access to the garden.
- Three double bedrooms located on the ground floor.
- Attic room conversion with eaves storage.
- Family bathroom.
- Shower room.
- Gas central heating
- Double glazing throughout.
- Rear south facing garden.
- Driveway and single garage.







Penicuik

The popular town of Penicuik lies approximately 9 miles from Edinburgh making it ideal for those who want to live close to the countryside yet require quick access to the city centre. The town centre of Penicuik has a variety of shops, leisure facilities and there is schooling from nursery to senior level. There is a large Tesco supermarket a short drive away as is the Straiton Retail Park where there are numerous retail outlets including Costco, Ikea and a Sainsbury's supermarket. The popular Glencorse Golf Course is within easy reach, and there are many delightful woodland and River Esk walks nearby. The Pentland Hills Regional Park with an artificial ski slope at Hillend is also within a short drive. The area is ideally situated with access to the City Bypass, the Airport and the central Scotland motorway network.

Extras

Included in the sale are: Floor coverings, light fittings and blinds where fitted. No warranty applies to any integrated appliance, free-standing white goods or other movable items included in the sale.



Get in touch

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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 appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

