



36 St. James's Gardens, Penicuik, Midlothian, EH26 9DU



Welcome

Welcome to 36 St, James's Gardens, a lovely bright and spacious extended three-bedroom, semi-detached house, occupying a prime location, within a much sought-after mature residential estate in the lovely Midlothian town of Penicuik. This estate is particularly convenient for Penicuik town centre being within walking distance of all it has to offer. This property and its location are ideal for families and professional couples alike. The accommodation is offered in good order throughout having been well maintained by its current owner. It has private garden grounds to the front and large terraced rear gardens in addition to a driveway with parking for several cars and a car port providing covered parking. We are sure that this property will prove to be extremely popular, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway with under stair storage
- Family shower room with full width walk-in shower, wc and sink with combined vanity unit
- Spacious lounge with window to the front, gas fire and fire surround
- Dining area with door to the conservatory
- Dwarf wall conservatory with light power and heating
- Extended modern fitted kitchen with access doors to the front and rear, a range of base, wall and larder units, glass splash backs, gas hob, electric oven, extractor, integrated appliances, and free-standing washing machine
- Upper hallway with side facing window
- Main bedroom with window to the front and built-in storage
- Bedroom two with window to the rear, loft access and airing cupboard (loft ladder access, part floored with light)
- Bedroom three with window to the rear and built-in wardrobes
- Gas central heating and double glazing
- Private garden grounds to the front, the rear gardens are terraced and are ideal for outside entertaining
- Outside sauna in the rear garden
- Driveway and car port for several cars







Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is 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.

Extras

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





Get in touch

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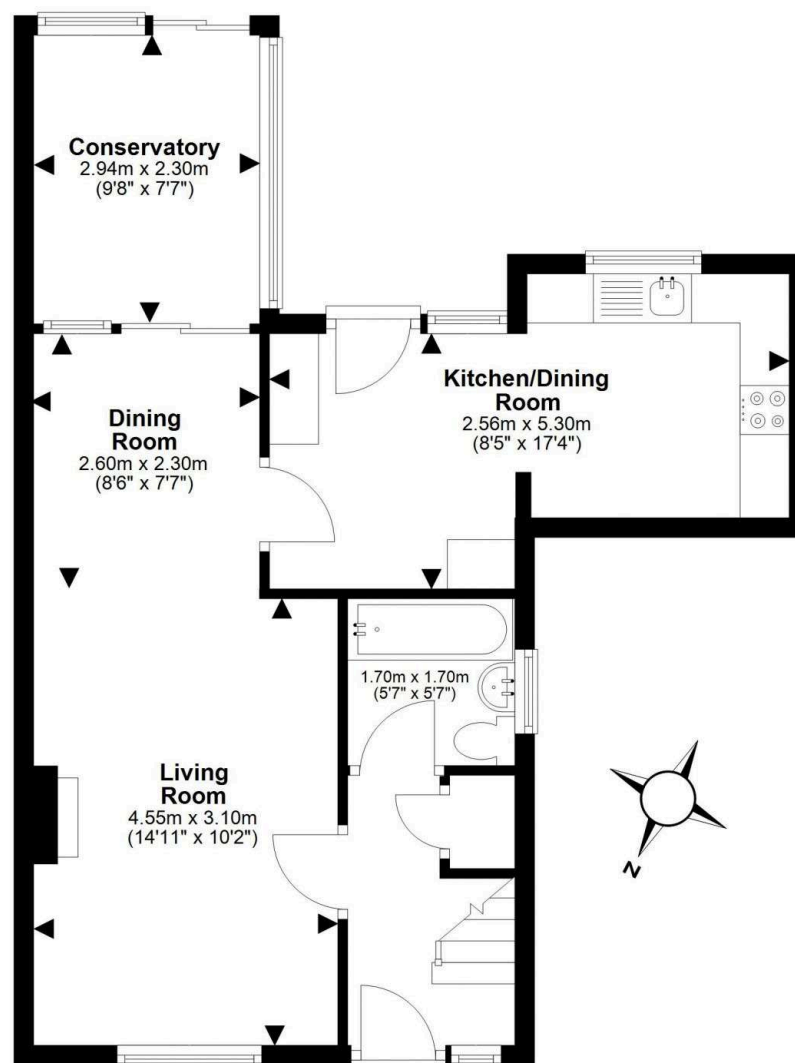
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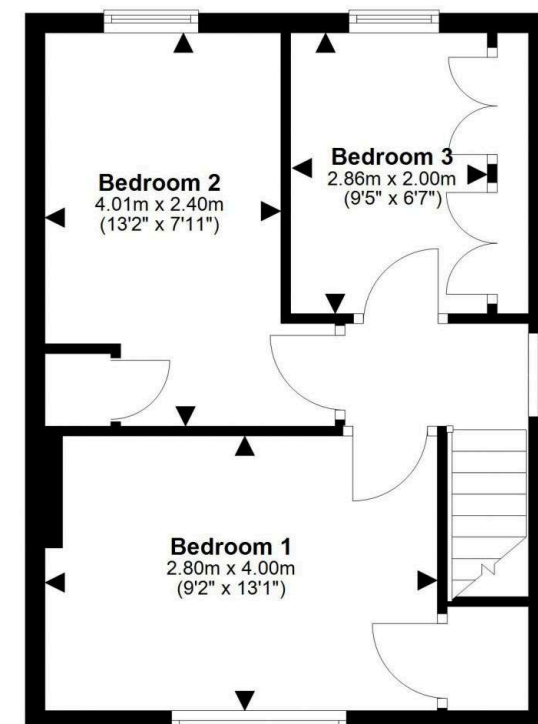


CHARTERED FIRM

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.



Ground Floor



First Floor

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