





Welcome

Welcome to 1 Esk Bridge, a handsome detached property that offers the perfect blend of countryside tranquility and city convenience, you'll find yourself within easy reach of Edinburgh city centre whilst enjoying peaceful woodland surroundings. The welcoming entrance leads to bright, airy reception rooms that overlook the mature garden. The recently redesigned kitchen features modern appliances, stylish wood cabinets, and opens onto a lovely dining area with direct garden access. All four double bedrooms are generously proportioned with built-in storage, whilst the principal bedroom offers serene garden views. Two contemporary bathrooms serve the home, alongside a convenient ground floor WC. The converted garage provides excellent flexibility for home working, with its own separate entrance. Throughout, you'll appreciate the stylish decor in neutral tones and warm welcome this home has.

In brief, the accommodation comprises;

- Dual aspect lounge flooded with natural light
- Breakfasting kitchen
- Formal dining space
- Additional multi use reception room
- Principle bedroom with en suite
- Three further double bedrooms
- Family bathroom & downstairs W.C.
- Glorious sunny gardens & private parking
- Gas central heating & double glazed







Penicuik

Situated on the fringes of Penicuik in a tranquil leafy setting is Esk Bridge, a desirable residential development. Close to the popular town of Penicuik where the residents are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by five highly regarded primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

Agents Note

This property is factored by Charles White with an approximate annual fee of £288 and not inclusive of the building's insurance. Further information on the factors can be found via www.charleswhite.co.uk. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer






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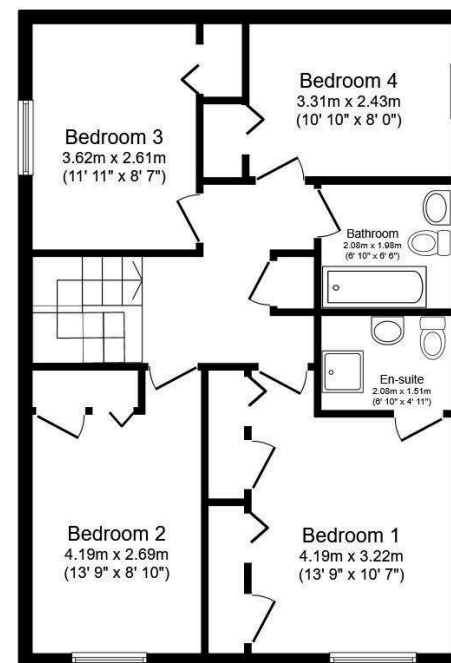


CHARTERED FIRM

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Ground Floor



First Floor

Total floor area 146.6 m² (1,578 sq.ft.) approx

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