



Location

This 3 bed detached family home is situated in Penicuik, a thriving township lying approximately 9 miles to the southwest of Edinburgh and is one of the largest towns in Midlothian.

The bustling town centre is home to a selection of high street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets with more extensive outlets available at nearby Straiton Retail Park.

The property is located within easy reach of excellent recreational, sporting and leisure amenities including a leisure centre, sports clubs, library and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - woodland walks, hiking, mountain biking and snow sports.

The town is well served by a regular public transport service, including express commuter services to Edinburgh and the City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

Schooling in the town is highly regarded at both Primary and Secondary levels

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.





Accommodation

Entrance hallway

Bright and spacious living room with fireplace

Dining room

Kitchen with built in hob, oven and fridge/freezer, washing machine - these items are believed to be in good working order though their condition is not warranted

Three bedrooms, all with built in storage

Family bathroom with shower over bath, wash basin and WC

Extra Features

Gas central heating

Double glazing

Garage and driveway

Gardens to front and rear

Home Report

Please visit: www.allingham.co.uk or www.espc.com

ALLINGHAM&CO

traditional values | modern practice

ALLINGHAM & CO OFFICES

COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road
Edinburgh, EH13 0LH
TEL: 0131 447 9341

BUCKSTONE

4A Buckstone Terrace
Edinburgh, EH10 6PZ
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - property@allingham.co.uk

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 91m²
Garage 18m²