

Peebles

Call 01721 723999

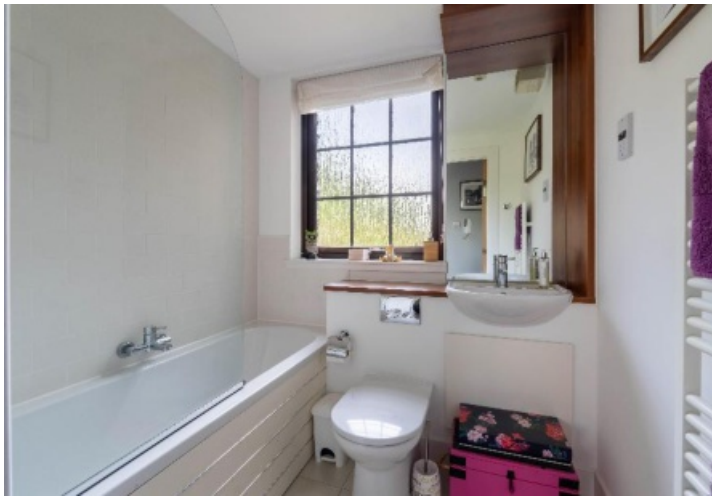
Offers Over £195,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



23 Esk Bridge, PENICUIK, EH26 8QR



Set within the highly sought-after Esk Bridge development in Penicuik, this spacious two-bedroom first floor flat offers an impressive internal footprint of approximately 78m². Designed with modern living in mind, the property boasts a well-balanced layout, exceptional natural light, and a private balcony with outstanding views across the surrounding countryside.

Located within easy reach of excellent commuter links and just a short distance from Edinburgh, the flat offers the ideal balance between countryside tranquility and city accessibility. With well-maintained communal grounds and residents' parking, this is an ideal home for professionals, downsizers or discerning first-time buyers alike.

Accommodation

GROUND FLOOR

- * Secure communal entrance, hallway and stairs

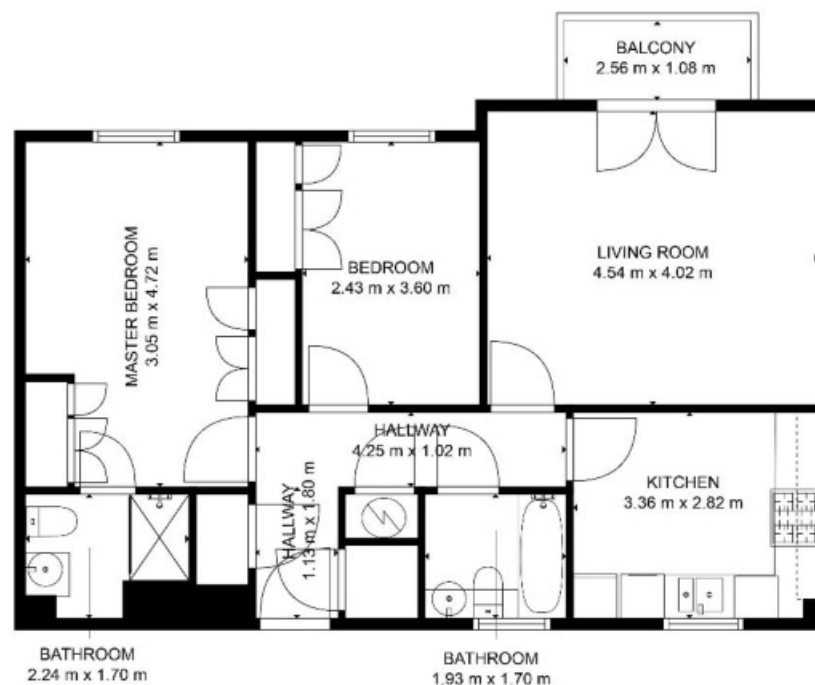
FIRST FLOOR

- * Main door
- * Welcoming entrance hallway with storage cupboards
- * Spacious open-plan living/dining room with glazed sliding doors opening out to the balcony
- * Private balcony with superb countryside views
- * Modern fitted kitchen with integrated appliances and space for a dining table
- * Master bedroom with built-in wardrobes and en-suite shower room
- * Second double bedroom with fitted storage
- * Bathroom

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Communal garden grounds
- * Allocated parking space
- * Ample visitors parking spaces
- * Bike store

23 Esk Bridge, Penicuik, EH26 8QR



FLOOR PLAN CREATED BY CURECASA API. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Situation

Esk Bridge is a peaceful and highly sought-after residential area on the northern edge of Penicuik, located alongside the scenic North Esk River valley in Midlothian. The area offers a quiet, semi-rural setting with beautiful surroundings, while still being within easy commuting distance of Edinburgh.

Residents of Esk Bridge enjoy excellent transport links, with the Edinburgh City Bypass and A702 close by, allowing for convenient access to the city and beyond. Frequent bus services also connect the area with Edinburgh and nearby towns.

The location benefits from close proximity to a wide range of local amenities, including shops, supermarkets, cafes, schools, and medical services in Penicuik town centre. For those who enjoy the outdoors, Pentland Hills Regional Park, riverside walks, and woodland trails are all within easy reach, offering ample opportunities for recreation and relaxation.

Esk Bridge offers the best of both worlds — a tranquil lifestyle with the convenience of urban accessibility, making it a consistently popular choice for a wide range of residents.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band B.

Council Tax

Midlothian Council. Tax Band D.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon

Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867



Full members of:



Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.