

Peebles

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Offers over £260,000

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33 Bog Road, Penicuik, EH26 9BY



Semi-detached family home, set in a popular and well-established part of Penicuik. Originally built as a police house, the property now offers generous and versatile accommodation with gardens to the front, side and rear, plus private parking for two cars.

The location couldn't be more convenient for families. A choice of well-regarded primary schools are close at hand, including Cornbank St James, Cuiken, Mauricewood, Sacred Heart (RC) and Strathesk, while older children are well served by Penicuik High School and Beeslack Community High School. Everyday essentials are just a short stroll away in Penicuik town centre, which offers a great mix of shops, supermarkets, cafés and leisure facilities.

For those who love the outdoors, there are wonderful opportunities right on the doorstep — from woodland walks and riverside paths to the open landscapes of the Pentland Hills Regional Park. Commuting is also simple, with regular bus services and quick road links into Edinburgh, the city bypass and further afield.

Accommodation

The property extends to approximately 96m² and comprises:

GROUND FLOOR

- * Entrance vestibule
- * welcoming hallway
- * Bright, dual aspect living / dining room with feature fireplace and patio doors to the rear garden
- * Breakfasting kitchen with integrated oven, electric hob and extractor hood

FIRST FLOOR

- * Upper Landing
- * Three good-sized double bedrooms
- * Bathroom with over-bath shower

OUTSIDE

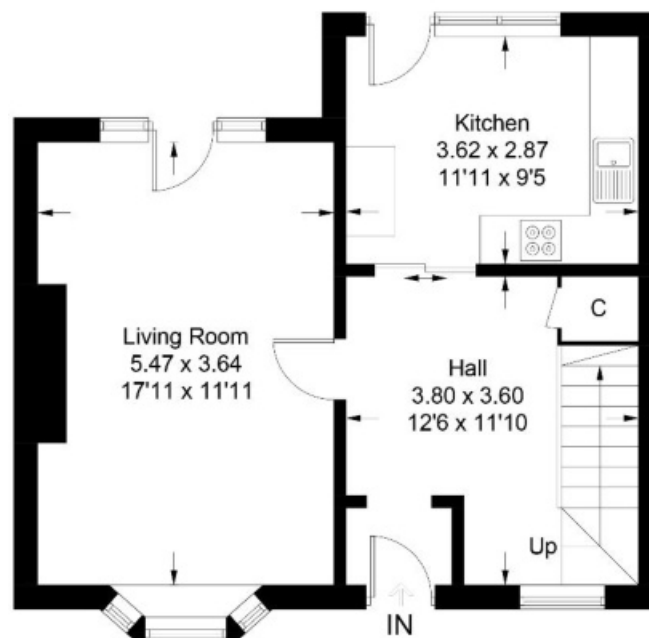
Externally, the property benefits from a mature garden with grounds to the front, side and rear. A driveway to the front provides ample space for at least two vehicles. Timber garden shed. Covered seating area.

ADDITIONAL INFORMATION

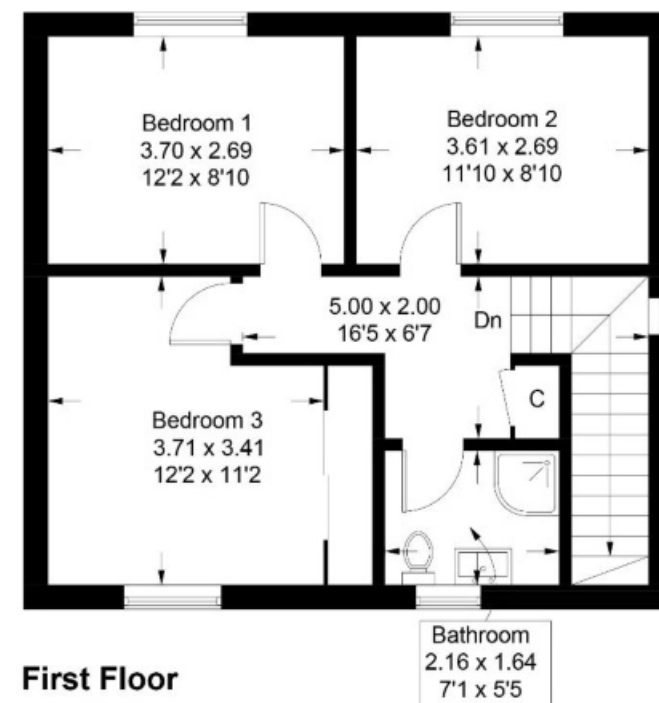
- * Double glazing
- * Gas-fired central heating

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Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1240366)

Situation

The property is situated within a well-established residential area of Penicuik, a Midlothian town lying approximately 10 miles south of Edinburgh city centre. The town provides a wide range of local amenities including supermarkets, shops, cafés, medical and leisure facilities. Penicuik is well placed for travel to surrounding towns:
 Edinburgh City Centre – around 30 minutes by car (10 miles).
 Loanhead – approximately 5 miles.
 Roslin – approximately 4 miles.
 Dalkeith – approximately 8 miles.
 Peebles – approximately 13 miles.
 Regular bus services link Penicuik with Edinburgh and neighbouring Midlothian towns. The City of Edinburgh Bypass is within easy reach, providing connections to the A1, M8, M9 and M90 motorways, as well as Edinburgh Airport (approx. 14 miles).

Fixtures and Fittings

All fixtures and fittings form part of the sale including integrated appliances, blinds, curtain poles, fitted flooring and light fittings.

Services

Mains electricity, gas, water and drainage

EPC

C

Council Tax

Midlothian Council, 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

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

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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.