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47 Dykes Road
PENICUIK, EH26 0JD

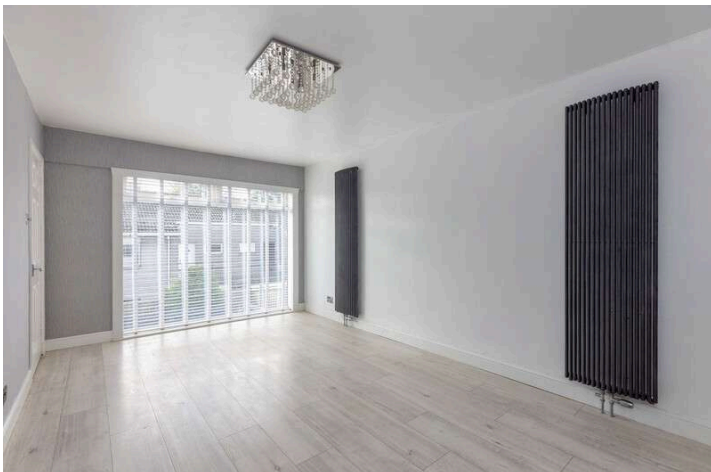
Hall
Living room
Breakfasting kitchen
Rear hall/study
Contemporary family bathroom
Two double bedrooms with built-in wardrobes
Private fully enclosed gardens to front and rear
Situated in quiet cul-de-sac
Lovely leafy views beyond

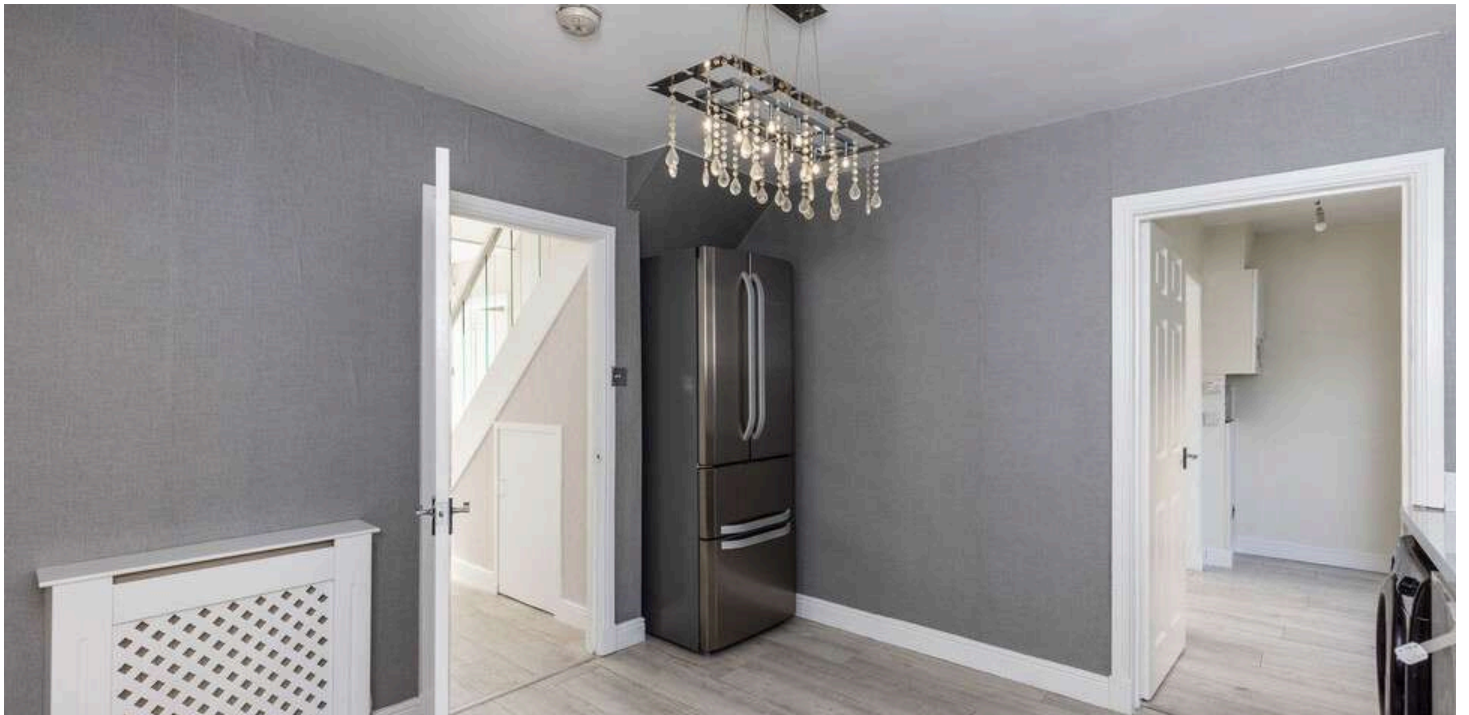
EPC: D
Council tax band: B

47 Dykes Road is an extremely attractive and very well presented two bedroom semi-detached villa located in quiet cul-de-sac in this popular residential area of Penicuik. These properties rarely come to the open market and the represent such great value for money for those seeking a good sized family home. The property has been freshly decorated throughout and is enhanced by having new laminate floor and carpeting fitted ensuring it is in walk-in condition. Full gas central heating and double glazing ensures a comfortable and ambient living environment. The property also has well-kept fully enclosed gardens to both front and rear, both pet and child safe, with good sized areas of decking and lawns.

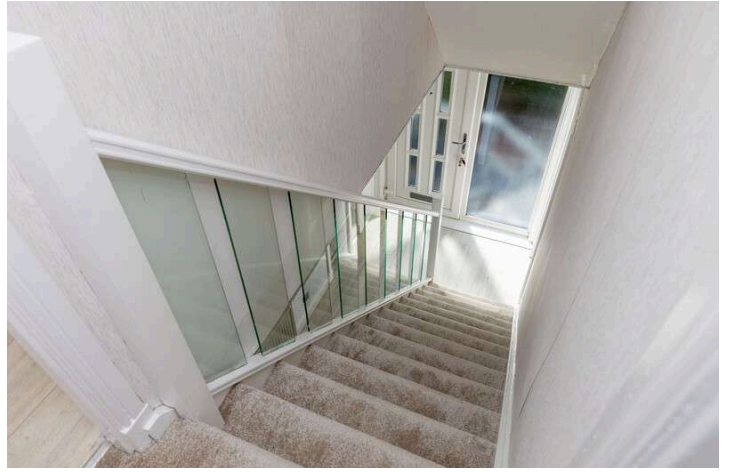
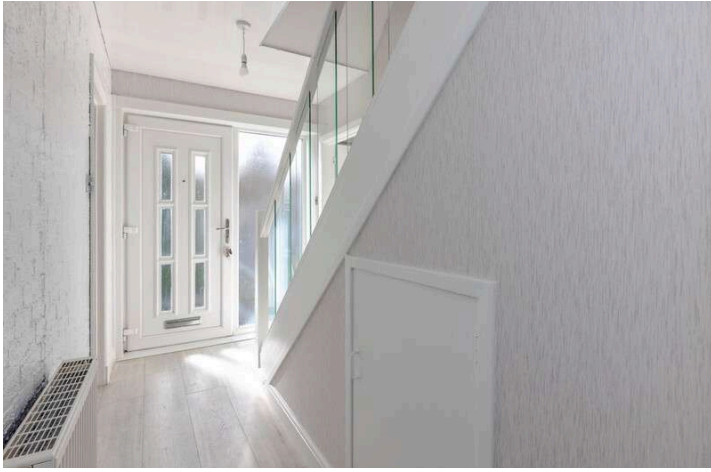
The spacious and well-proportioned accommodation comprises: Hall with under stair cupboard. Spacious living room with full length double glazed window to front. Large breakfasting kitchen fitted with modern base and wall mounted units incorporating a gas five burner hob and electric oven. Window to rear with outlook over garden. Dishwasher, automatic washing machine and fridge freezer included. Lots of space for kitchen table and chairs. Rear hall/study with French doors leading to the garden. Family bathroom has been tastefully modernised with a three piece white suite with rainwater shower over bath with screen, wash hand basin in vanity unit, heated towel rail and fully tiled floor and walls. A carpeted staircase from the lower floor leads to the upper hall. Double bedroom one with window to front and lovely leafy outlook. Built-in wardrobes with ample storage space and mirrored sliding doors. Double bedroom two with window to front and built-in wardrobe with mirrored sliding doors.

47 Dykes Road is situated just off Queensway in the quiet residential development of Cuiken part of the established Midlothian town of Penicuik. This quiet leafy area is popular with families and well placed for easy access to good schools at both Primary and Secondary levels. The bustling town is served by a host of excellent amenities including a wide selection of everyday shops, a large Tesco supermarket at the foot of the hill, good local restaurants, banking facilities, a post office and library. There are many pleasant walks within the beautiful surrounding countryside and along the river Esk and recreational amenities are well served by the Penicuik Leisure Centre with a wide selection of classes and a public swimming pool. Regular public transport services operate to and from the city centre and to surrounding areas.





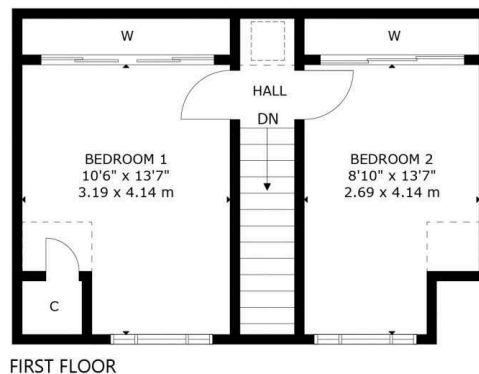
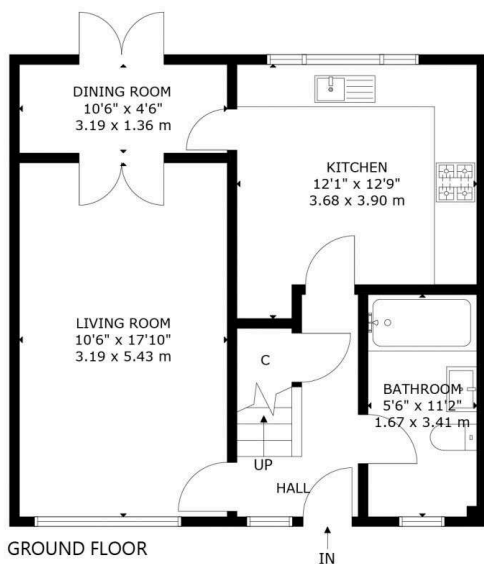












47 DYKES ROAD, PENICUIK, EH26 0JD
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 882 SQ FT / 82 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit
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