

PENICUIK

12 ESK BRIDGE

EH26 8QR



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EPC RATING: C

OFFERS OVER £255,000

PROPERTY DESCRIPTION

- Hallway with access to downstairs cloakroom, large storage cupboard & stairs to the upper floor with further storage cupboard on the landing
- Kitchen/dining room to front with wide range of light wood units & appliances and space for dining, leading to
- Handy utility room with fitted units and the boiler
- Large bright sitting room with French doors to the garden and access to an understairs storage cupboard
- Main bedroom with fitted wardrobes and stunning contemporary shower room with large walk in shower, fitted sink & wc and feature tiling
- Second double bedroom to rear with fitted wardrobes
- Third bedroom currently used as a study but could equally make a perfect child's bedroom
- Updated family bathroom with bath and built in vanity sink unit & wc
- Gas central heating from boiler updated in 2021
- Timber double glazed casement windows
- Sunny west facing garden with patio area next to the house – ideal for entertaining – and raised lawn surrounded by borders & fencing and a garden shed. Direct access from the side entrance
- Driveway to front and shared parking
- The development is managed by Charles White for a fee of £80-90 per quarter to cover gardening & other repair fees

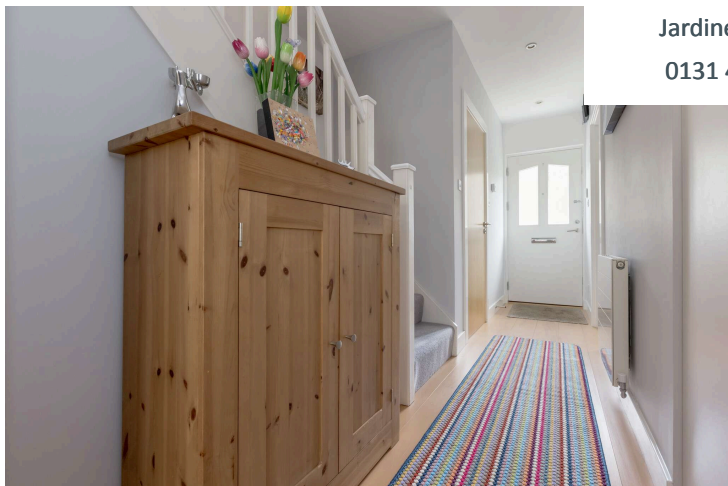


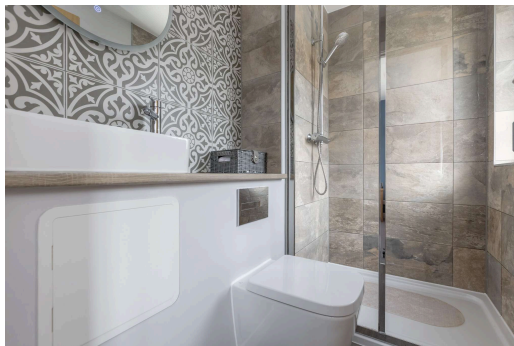
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





BEAUTIFULLY PRESENTED MODERN THREE BED TERRACED HOUSE WITH GARDEN & PARKING

Located in this ever popular riverside development on the outskirts of Penicuik, this superb property would make an ideal home for first time buyers, professionals or a young family. With spacious living accommodation downstairs, a handy utility room & separate wc, together with three good sized bedrooms upstairs, two bathrooms, great storage, a lovely sunny garden and off street parking to the front, this wonderful home has been very well maintained and is ready to move into. With all the amenities of Penicuik a short distance away and excellent transport links into Edinburgh city centre making it perfect for commuters and those who enjoy outdoor pursuits.

AREA

Esk Bridge is a tranquil leafy residential development close to the popular town of Penicuik which offers a comprehensive range of amenities & shopping. More extensive facilities can be found at nearby Straiton Retail Park with its wonderful range of retail outlets. There are first class recreational facilities within Penicuik, including a variety of bars & restaurants, and residents are spoilt for choice when it comes to sport & fitness activities, including a state-of-the-art leisure centre, sports clubs & golf courses, as well as a wealth of outdoor activities in the surrounding countryside including hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. The property is in the catchment for highly regarded schools - Strathesk & Sacred Heart RC Primary Schools and Penicuik & St David's RC High Schools, and is also well placed for excellent independent schools & private

childcare options. There is easy access onto the City Bypass leading you to Edinburgh Airport & the M8/M9 networks, and the town also enjoys excellent public transport links into the city centre including express commuter services.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, built in microwave, dishwasher, fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£260,000

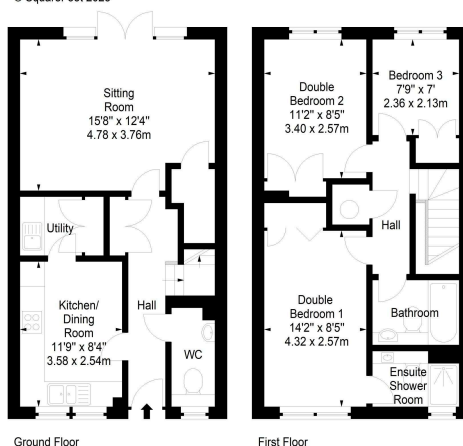


Sitting room	15'8 x 12'4 (4.78 x 3.76m)
Kitchen/dining room	11'9 x 8'4 (3.58 x 2.54m)
Bedroom 1	14'2 x 8'5 (4.32 x 2.57m)
Bedroom 2	11'2 x 8'5 (3.40 x 2.57m)
Bedroom 3	7'9 x 7' (2.36 x 2.13m)

Esk Bridge, EH26 8QR



Approx. Gross Internal Area
938 Sq Ft ~ 87.14 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

