



*Immaculate four-bedroom detached family home
with versatile outbuilding and generous garden*



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McEwan Fraser Legal is delighted to present this superb four-bedroom detached home on Foster Road, brought to market in immaculate condition throughout.

THE LIVING ROOM



Entering the property, you are welcomed into a bright hallway that provides access to all ground-floor accommodation. On the far left sits the spacious living room, boasting a South-East facing aspect that floods the room with natural light. French doors open directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

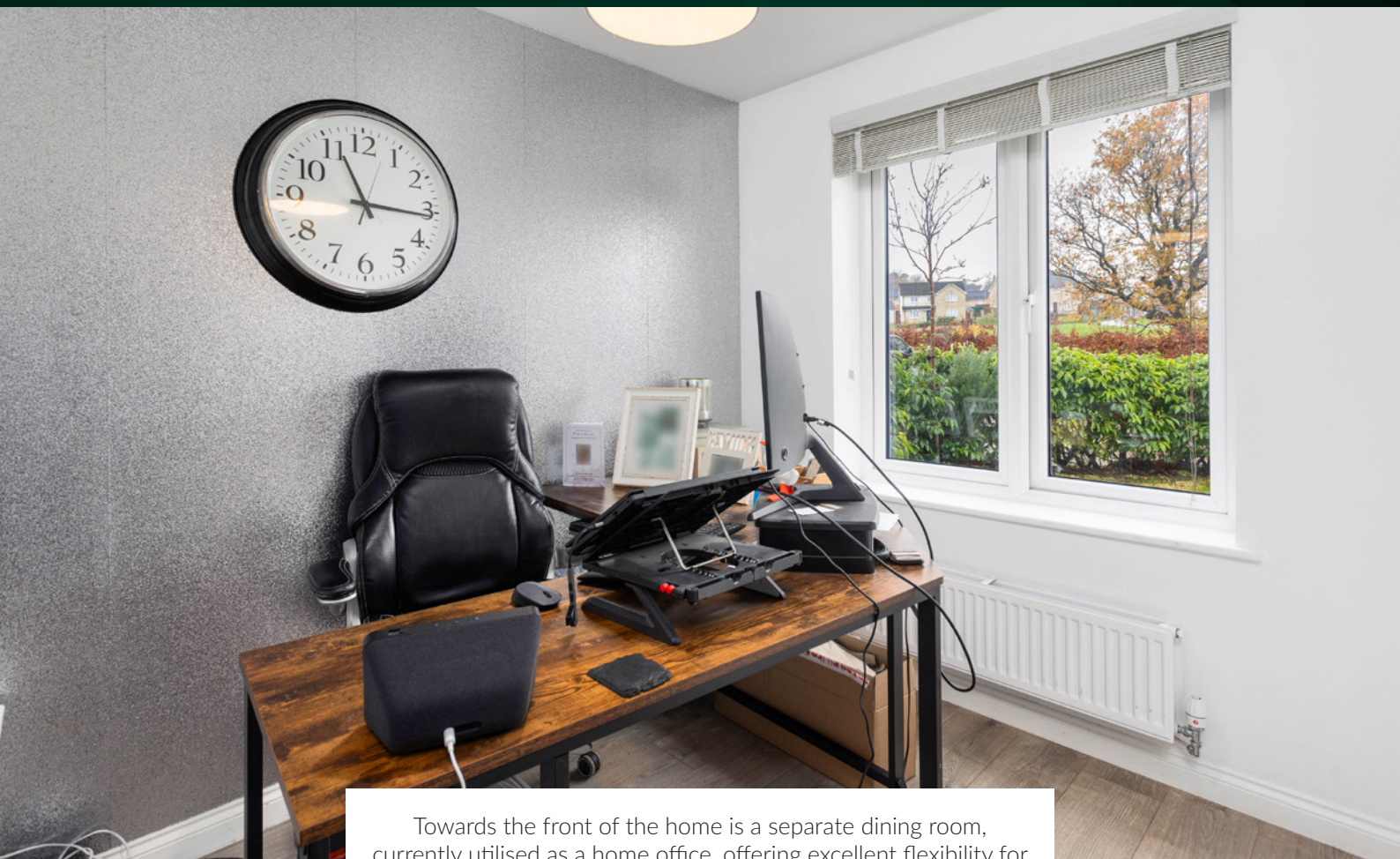
THE KITCHEN



Adjacent to the living room is the modern kitchen, fitted with a gas hob, oven, fridge/freezer, dishwasher, and washing machine, alongside ample storage and countertop space. There is also plenty of room for a dining table, making this a fantastic space for family meals and entertaining. A second set of doors offers direct access to the rear garden.



THE DINING ROOM



Towards the front of the home is a separate dining room, currently utilised as a home office, offering excellent flexibility for modern living. A convenient W.C. completes the ground floor.





Upstairs, the property offers four bedrooms: three well-proportioned doubles and one single. The principal bedroom benefits from an en-suite shower room, while a stylish three-piece family bathroom serves the remaining rooms.

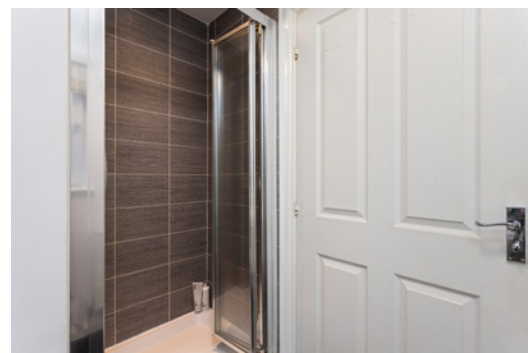
THE BATHROOM



BEDROOM 1



The principal bedroom benefits from an en-suite shower room



BEDROOM 2



BEDROOM 3



BEDROOM 4



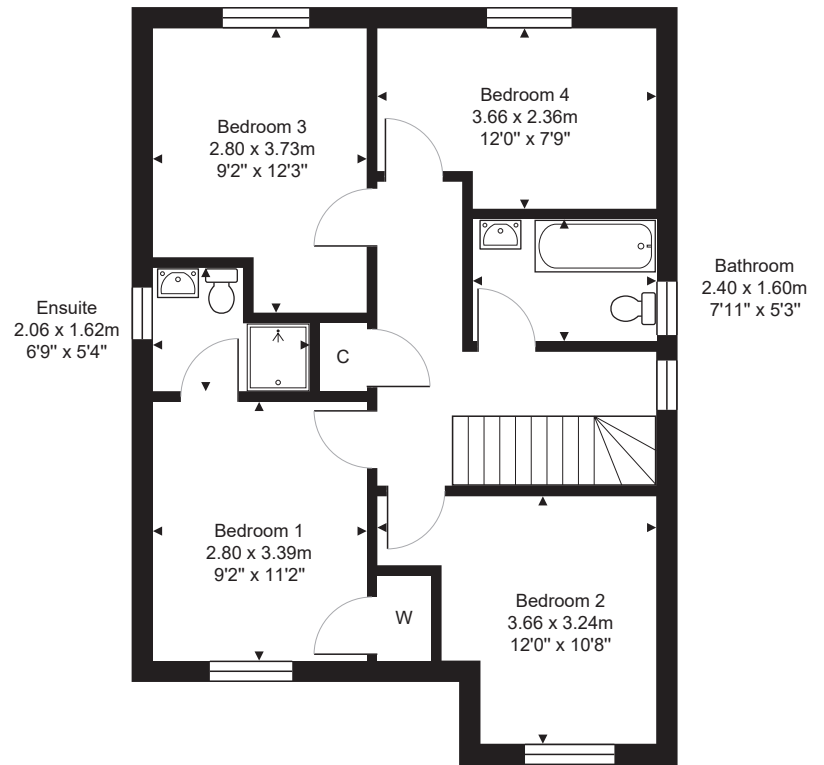
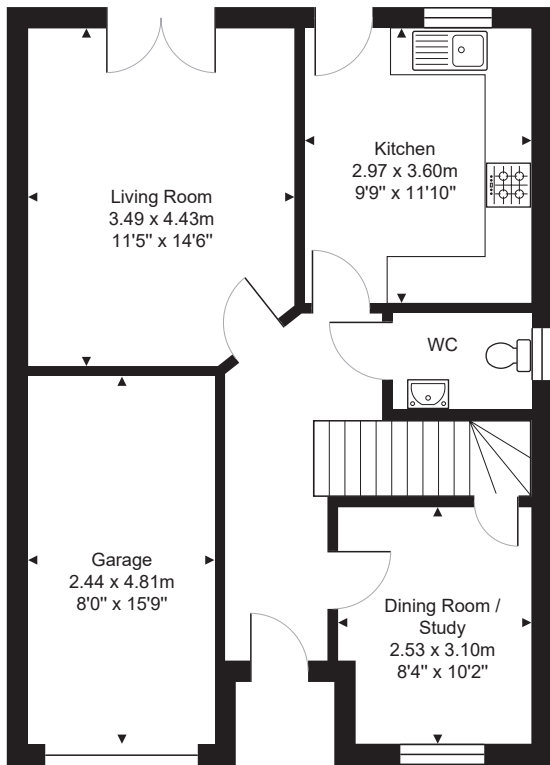
Externally, the home enjoys a generous rear garden, thoughtfully divided to create multiple zones. A high-quality outbuilding sits within the garden, previously used as an office and perfect for use as a home gym, studio, or additional storage space. At the far end, a separate section of the garden was once a football pitch, ideal for children or recreational use. To the front, a private driveway provides parking for two vehicles, complemented by a single integrated garage.

This immaculate family home offers excellent internal and external space, flexible living options, and a move-in-ready condition — perfect for growing families seeking a quiet yet well-connected Penicuik location.

EXTERNALS

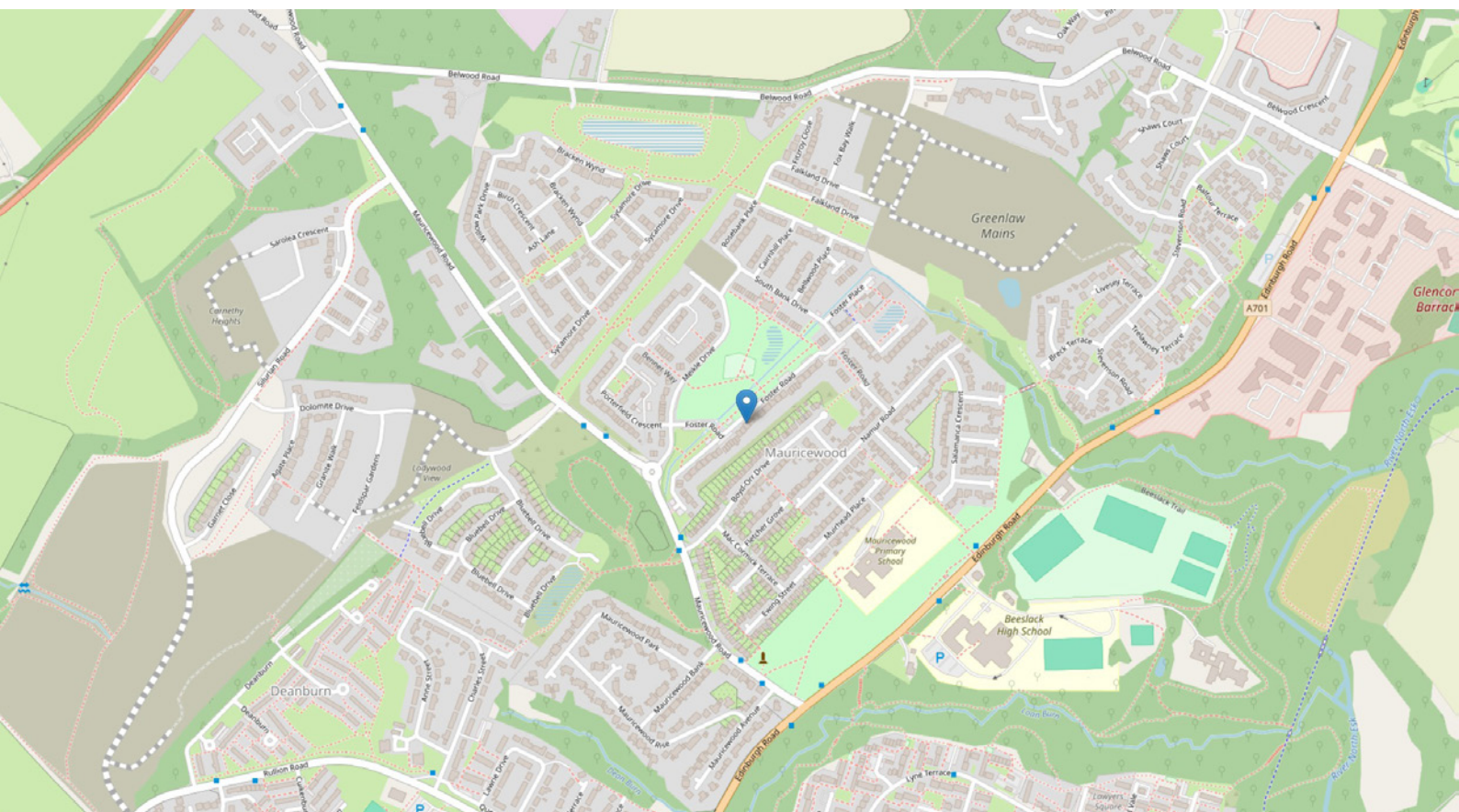


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 104m² | EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busiest of times.





Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park, where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's and Marks & Spencer.

The town centre provides a wide choice of building societies, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and a swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent location. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.



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