

KILGOUR

PROPERTY



22 Wyvis Park, Penicuik EH26 8JX





- Spacious Lounge
- Dining Room
- Separate Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- On Street Parking
- Council Tax - Band C
- EPC - Band C

Viewing by appointment through selling agent on 0131 273 5233

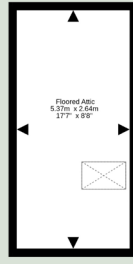
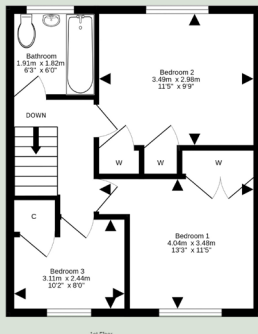
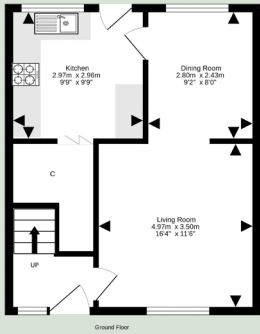
Description

A peacefully located end terrace villa set within a sought after residential district close to amenities and very well placed for commuting.

The property benefits from gas central heating and is fully double glazed. Externally there are private gardens to the front and rear as well as ample on street parking.

Location

Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent bus service operates throughout the town and to other areas.

2 3 1 C 
EPC BANDC 
COUNCIL TAX BAND

Lounge	16'4 x 11'6	4.97 x 3.50m
Kitchen	9'9 x 9'9	2.97 x 2.97m
Dining Room	9'2 x 8'0	2.80 x 2.43m
Bedroom 1	13'3 x 11'5	4.04 x 3.48m
Bedroom 2	11'5 x 9'9	3.49 x 2.98m
Bedroom 3	10'2 x 8'0	3.11 x 2.44m
Bathroom	6'3 x 6'0	1.91 x 1.82m







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