

# KILGOUR

PROPERTY



**89 Charles Street, Penicuik, EH26 0HJ**







- Lounge
- Kitchen
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Large Private Gardens
- Multi Vehicle Driveway
- Large Plot
- Council Tax – Band C
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

## Description

A stylish and very well presented semi detached villa set in a popular residential location with good amenities close by and also being well placed for commuting.

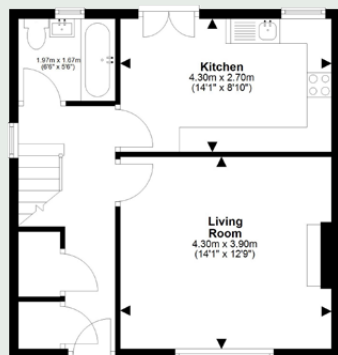
The property benefits from gas central heating and is double glazed.

Externally there are private gardens to the front side and rear as well as a driveway that will take multiple cars. Of particular note is the large plot that the property is located on and early viewing is recommended to appreciate what is on offer.

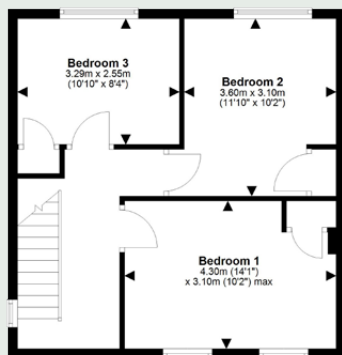
## Location

Close to the Pentland Hills, approximately 10 miles south of Edinburgh and some 5 miles from the City Bypass, Penicuik is an established town offering a range of amenities and other facilities including shops and supermarkets, Primary Schools and Penicuik High School, Penicuik Leisure Centre with Swimming Pool and a Library. Regular bus services run into the Town Centre and into Edinburgh while the City Bypass provides links throughout the central belt. Edinburgh and its outlying districts are readily accessible including Straiton Retail Park with Next, Argos, Boots, M & S Food, Sainsbury Supermarket, 24 hour Asda, Ikea and Costco. Also in the area are Penicuik House, Pentland Hills Regional Park, Midlothian Snowsports Centre and Roslin Glen Country Park.



1 3 1 D  
A  
B  
C  
EPC BANDC  
COUNCIL TAX BAND

Ground Floor



First Floor



Lounge	14'1 x 12'6	4.30 x 3.90m
Kitchen	14'1 x 8'10	4.30 x 2.70m
Bedroom 1	14'1 x 10'2	4.30 x 3.10m
Bedroom 2	11'10 x 10'2	3.60 x 3.10m
Bedroom 3	10'10 x 8'4	3.29 x 2.55m
Bathroom	6'6 x 5'6	1.97 x 1.67m











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