

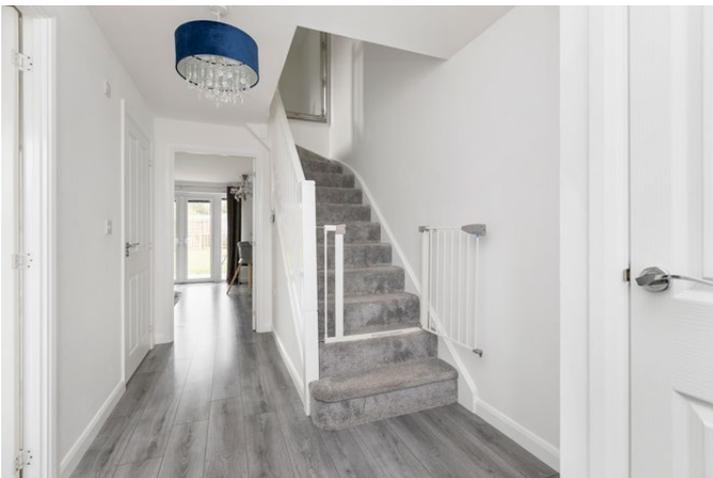
KILGOUR

PROPERTY



1 Bennet Way, Penicuik, EH26 0GA





- Lounge
- Separate Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Allocated Parking Space
- Council Tax - Band E
- EPC - Band B

Viewing by appointment through selling agent on 0131 273 5233

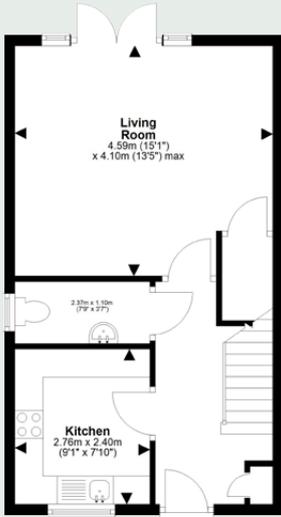
Description

A stylish end terraced villa which is in superb order throughout and located in a modern popular residential development that is close to amenities and very well placed for commuting. The property will appeal to a number of buyers and benefits from gas central heating and is double glazed.

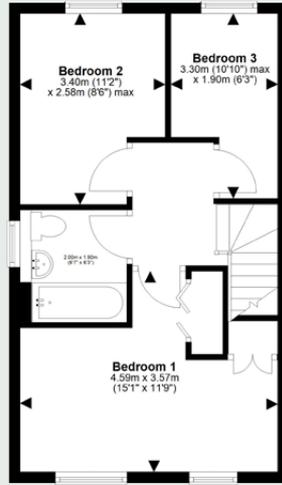
Externally there are well maintained private gardens to the front and rear and a allocated parking space.

Location

Penicuik is a popular 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 and the Ikea store. 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 skiing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

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COUNCIL TAX BAND

Ground Floor



First Floor



Lounge	15'1 x 13'5	4.59 x 4.10m
Kitchen	9'1 x 7'10	2.76 x 2.40m
Bedroom 1	15'1 x 11'9	4.59 x 3.57m
Bedroom 2	11'2 x 8'6	3.40 x 2.58m
Bedroom 3	10'10 x 6'3	3.30 x 1.90m
Bathroom	6'7 x 6'3	2.00 x 1.90m





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