

KILGOUR

PROPERTY



1 Birch Crescent, Penicuik, EH26 0FW





- Lounge
- Separate Kitchen Diner
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens To Front & Rear
- 2 Allocated Parking Spaces
- Council Tax – Band E
- EPC – Band B

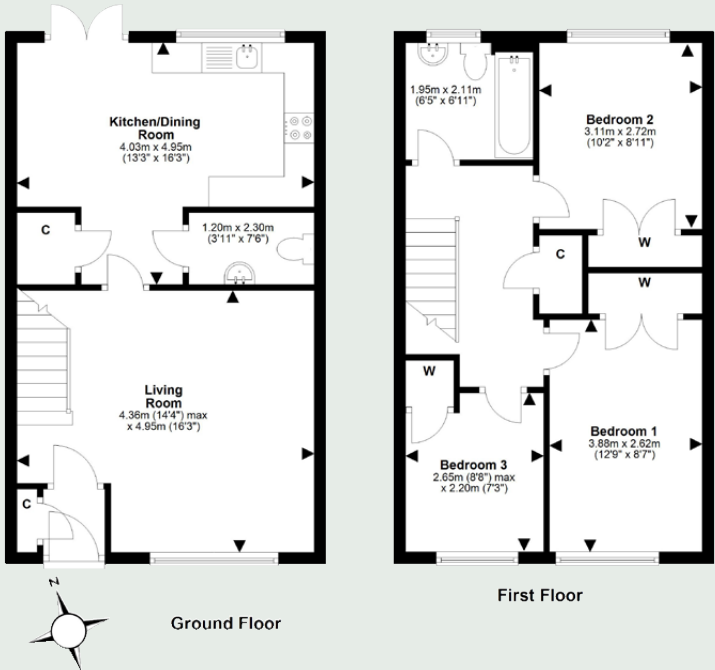
Viewing by appointment through selling agent on 0131 273 5233

Description

A very well presented end terrace villa boasting a generous corner plot within a popular and sought after development. The property will appeal to a number of buyers and benefits from gas central heating and double glazing. Externally there are well maintained private gardens to the front and rear as well as two allocated parking spaces.

Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.



Lounge	16'3 x 14'4	4.95 x 4.36m
Kitchen/Diner	16'3 x 13'3	4.95 x 4.03m
Bedroom 1	12'9 x 8'7	3.88 x 2.62m
Bedroom 2	10'2 x 8'11	3.11 x 2.72m
Bedroom 3	8'8 x 7'3	2.65 x 2.20m
Bathroom	6'11 x 6'5	2.11 x 1.95m







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