

KILGOUR

PROPERTY



4 Rosebank Place, Penicuik, EH26 0GD





- Lounge
- Separate Kitchen Diner/ Family Room
- WC
- 4 Bedrooms (3 En Suites)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Landscaped Garden
- Garage
- Driveway
- Council Tax – Band F
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

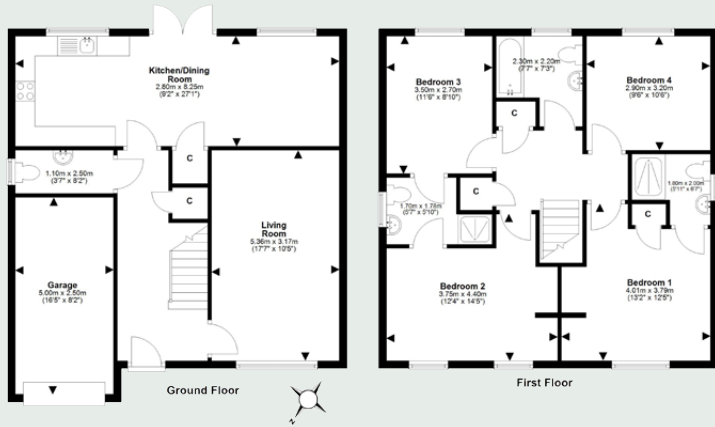
A spacious and very well presented family home set in a modern development close to amenities and well placed for commuting. The property benefits from gas central heating and is double glazed throughout.

Externally there is a private garden with the rear garden being fully landscaped and enclosed. There is a driveway for two cars and an integral garage for secure off street parking.

Location

Penicuik feels worlds away from the busy capital, with a multitude of outdoor activities right on its doorstep. From relaxed strolls and cycles along the old railway line towards Musselburgh, to adrenaline pumping snow sports, horse-riding, fishing or hiking in the Pentland Hills. One of the town's highlights is Penicuik House, a grand historic estate with beautiful grounds that are open to the public. You can explore the estate's picturesque trails, take in the ruins of the old mansion, and even picnic by the lake. It's a favourite spot for locals and visitors alike. Penicuik also offers an excellent range of amenities including supermarkets, independent retailers, cafes, pubs and restaurants, with more extensive shopping facilities available just a short drive away at Straiton Retail Park. Primary schooling is provided locally at Mauricewood Primary, followed by secondary education at nearby Beeslack High School, with excellent nursery and childcare provisions in the area. Penicuik is increasingly popular with commuters thanks to its close proximity to Edinburgh and there is fast, frequent bus links that guarantee swift and easy access to the heart of the capital.



1 4 4 B
A
B
C 
EPC BANDF 
COUNCIL TAX BAND

Lounge	17'7 x 10'5	5.36 x 3.17m
Kitchen/Diner	27'1 x 9'2	8.25 x 2.80m
Bedroom 1	13'2 x 12'5	4.01 x 3.79m
En Suite	6'7 x 5'11	2.00 x 1.80m
Bedroom 2	14'5 x 12'4	4.40 x 3.75m
Bedroom 3	11'6 x 8'10	3.50 x 2.70m
Jack & Jill En Suite	5'10 x 5'7	1.78 x 1.70m
Bedroom 4	10'6 x 9'6	3.20 x 2.90m
Bathroom	7'7 x 7'3	2.30 x 2.20m





KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove

ZOOPLA

OnTheMarket.com

PrimeLocation

