



22 Esk Bridge  
PENICUIK | EH26 8QR

  
**warners**  
solicitors & estate agents



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Warners are delighted to bring to the market this attractive ground floor apartment located in the popular residential area of Penicuik. Forming part of an impressive paper mill conversion and set the banks of the beautiful River North Esk, the property is offered in excellent condition and offers ideal accommodation which would be well suited to the first-time buyer, investors or those looking to downsize to a ground level property.

Accessed via a communal hallway which benefits from a secure entry system, the accommodation comprises of a welcoming entrance hall with built-in storage, well-proportioned, dual-aspect lounge with contemporary decor and stylish laminate flooring, breakfasting kitchen fitted with a range of base and wall units with integrated appliances, principal bedroom with en-suite shower room and built-in storage, second double bedroom, and bathroom with shower over bath and splash screen. The property further benefits from double glazing and gas central heating.

Externally, the property benefits from well-kept communal garden ground to the rear. The property has its own allocated parking space and visitors parking is also available.

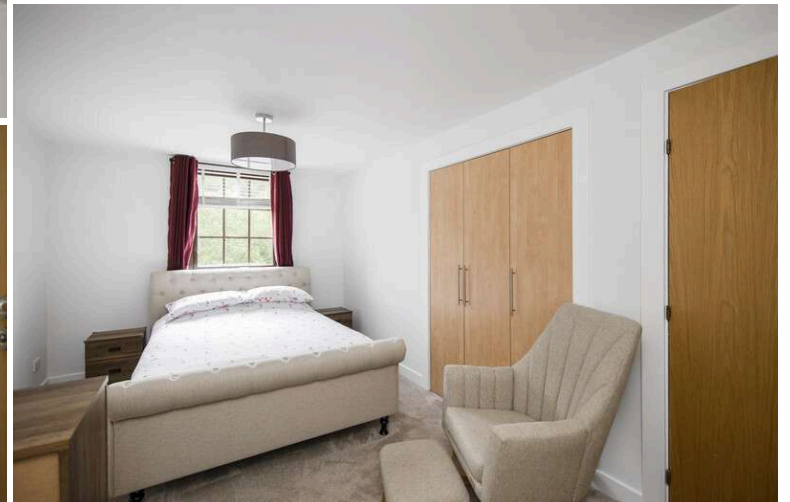
- Attractive ground floor apartment in an idyllic location
- Secure entry system
- Well-proportioned lounge
- Modern breakfasting kitchen
- Two spacious double bedrooms
- Master en-suite bathroom
- Allocated parking space

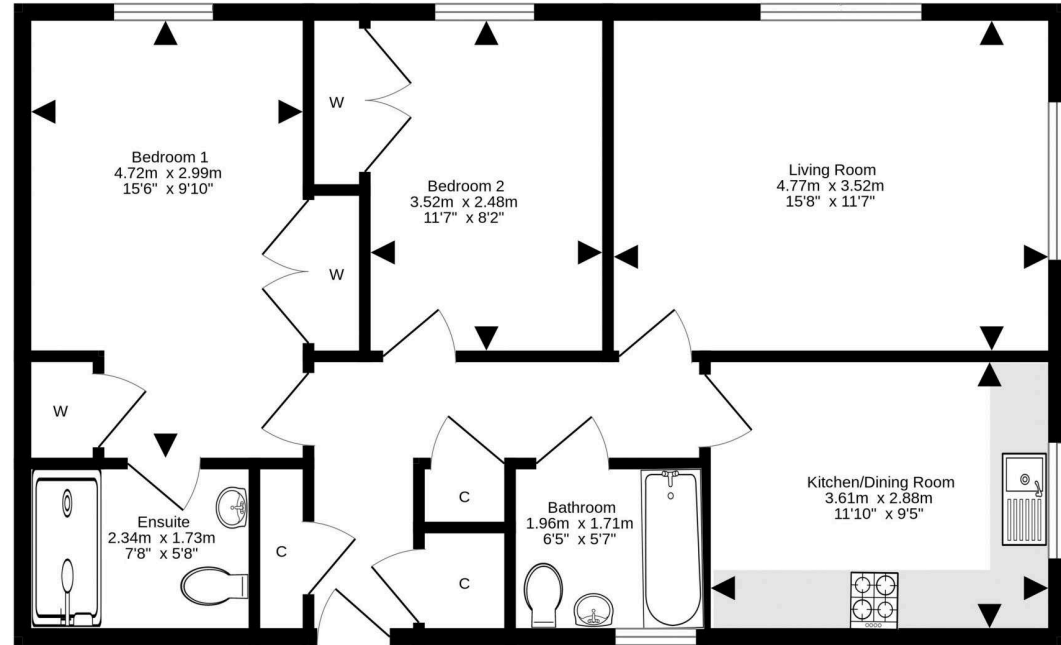
Washing machine, dishwasher, microwave, all blinds and two floating shelves in the en-suite. EPC Rating C.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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 by-pass and a frequent bus service operates throughout the town and to other areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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