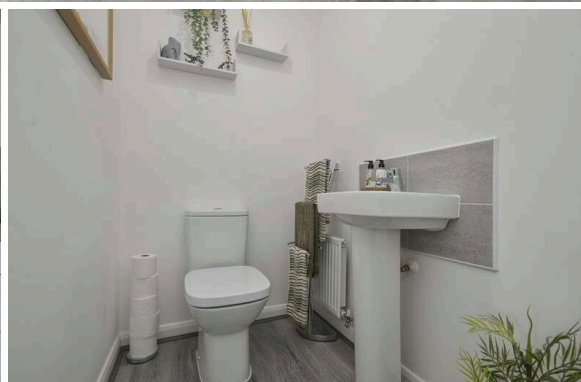




4 Bennet Way
PENICUIK | EH26 0GA


warners
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4 Bennet Way

PENICUIK | EH26 OGA

Superbly presented two-bedroom terraced villa commanding an enviable setting and quietly positioned within a sought-after modern development, well placed for a good range of amenities.

This beautiful home offers a comfortable and light filled living space with stylish contemporary interior and boasts a well-maintained and enclosed rear garden. On the ground level the modern kitchen is stylishly appointed and offers a good amount of cupboard storage. The living room is of a good size and from here, French doors open to the rear garden.

Both bedrooms on the first floor are well-sized, and a contemporary family bathroom completes the internal accommodation.

Situated in the popular town of Penicuik and offering immense appeal to a wide range of buyers, early viewing is essential to appreciate everything that this home has to offer.

- Two-bedroom terrace home
- Popular location
- Living room
- Kitchen
- Two double bedrooms
- Family bathroom
- WC
- Gas central heating
- Rear garden
- Allocated parking space

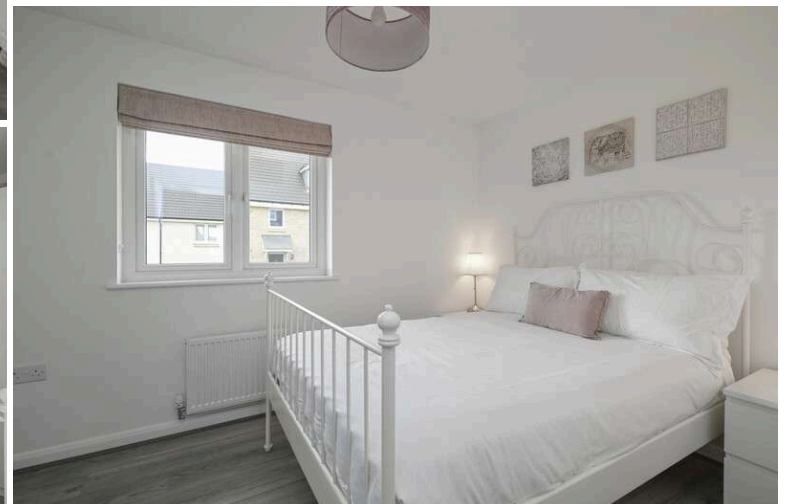
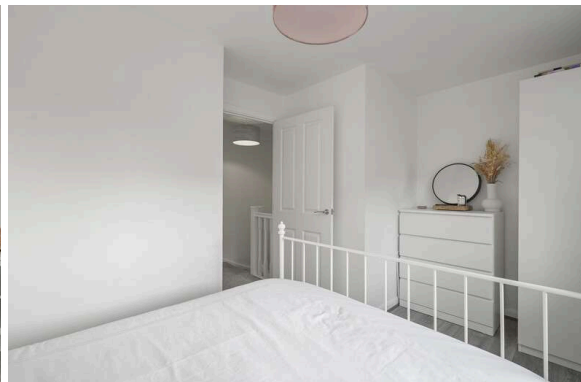
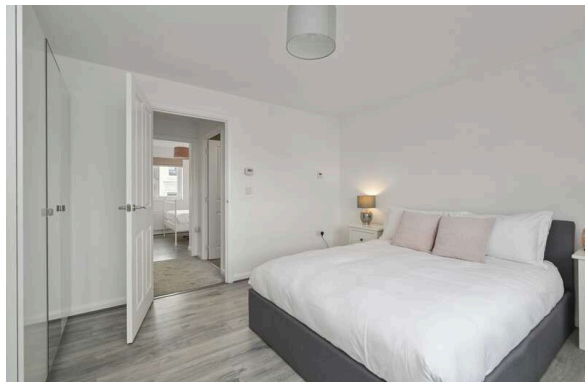
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

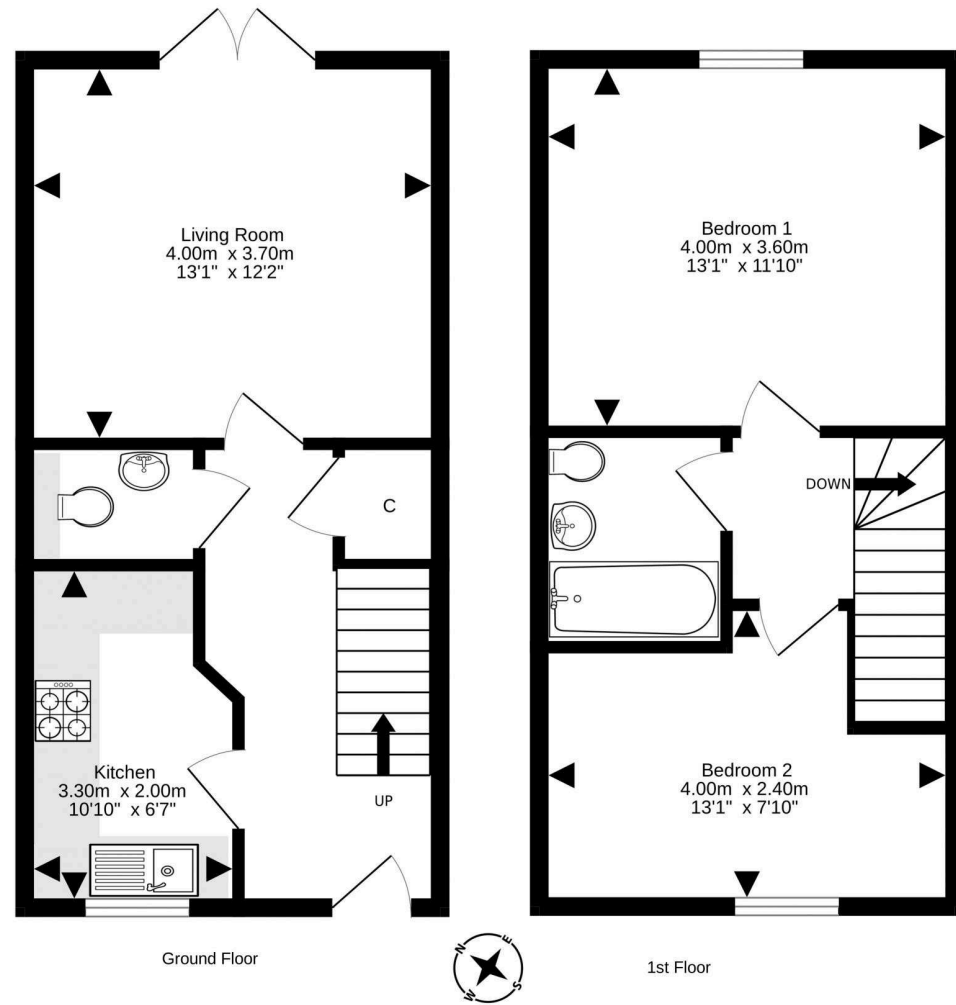
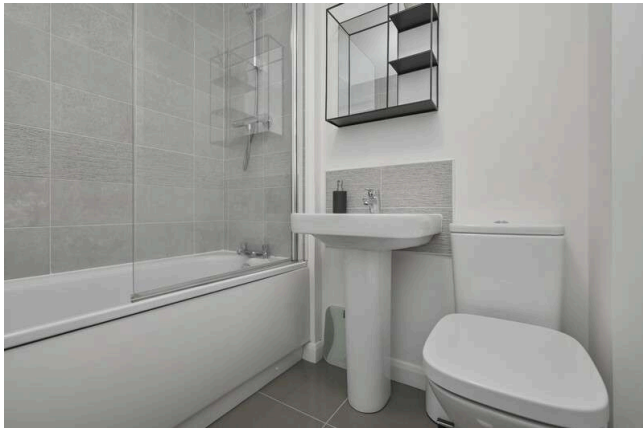


All integrated kitchen appliances, blinds and two wardrobes are included in the sale.

EPC Rating B

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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