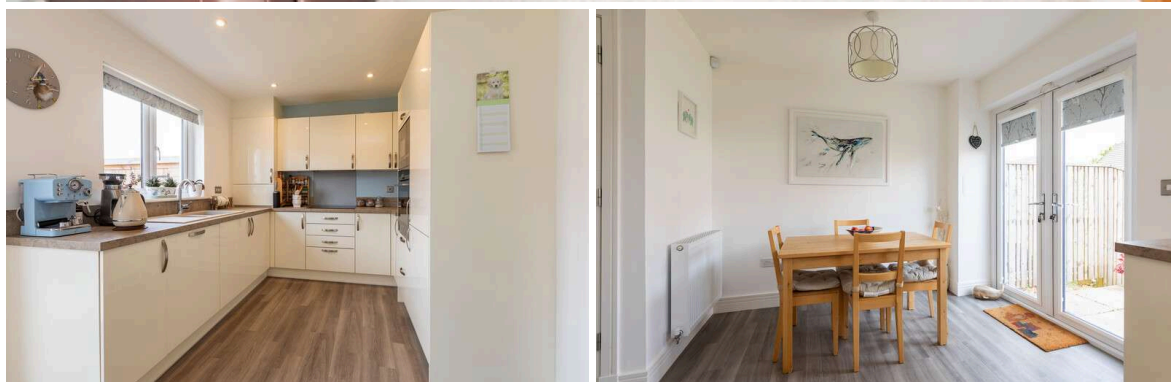




5 Birch Crescent
PENICUIK | EH26 0FW


warners
solicitors & estate agents



5 Birch Crescent

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Beautifully presented mid terraced three bedroom home with high spec interior, forming part of a prestigious Cala Homes development, located in a very popular and convenient residential area.

This property occupies a pleasant situation on a well-tended modern development and comes with a well maintained back garden and allocated parking. Internally the property is stylish, well planned and beautifully presented, with many pleasing features. Downstairs the property comprises an entrance vestibule, downstairs wc, spacious living room and open plan kitchen/dining room at the rear of the property with stunning views of the Pentlands and patio doors leading into the landscaped garden which has a patio, lawn and shed. The kitchen currently comprises a dishwasher, induction hob, oven, microwave, boiler cupboard and dining area.

Upstairs there are three bedrooms, all having built-in storage and one also benefitting from views of the Pentlands. Completing the accommodation is the bathroom with shower over the bath and a heated towel rail. Further benefits on offer include gas central heating, double glazing, an insulated attic, Nest heating system and two allocated parking spaces.

- Entrance Hall
- Spacious living room
- Kitchen/dining room with patio doors to garden
- Downstairs WC
- Three bedrooms
- Stunning Views of the Pentlands
- Bathroom with shower over the bath
- Gas central heating & double glazing
- Landscaped rear garden and two allocated parking spaces

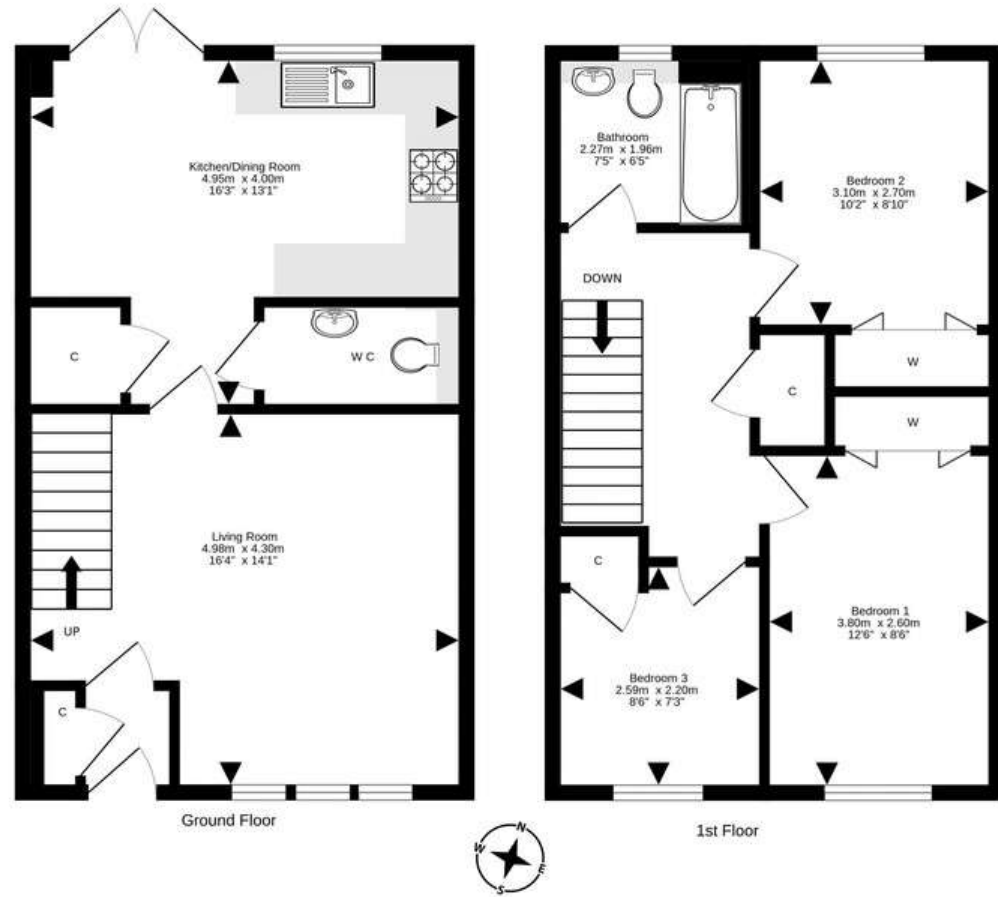
All fixtures & fittings, as well as all blinds, curtains, and integrated appliances will be included in the sale. EPC Rating B.

PRICE & VIEWING: Please refer to our website, 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 skiing at Hillend. Schooling is well represented from nursery to senior level, and the property falls within the catchment area for the much respected Beeslack High School. 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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