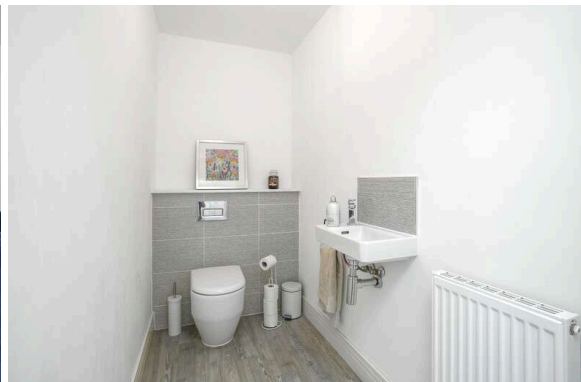
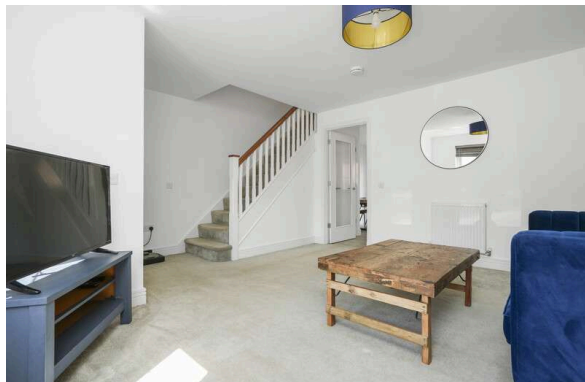




3 Birch Crescent  
PENICUIK | EH26 0FW

  
**warners**  
solicitors & estate agents



## 3 Birch Crescent

PENICUIK | EH26 0FW

True move-in condition 3 bed mid terraced villa boasting a superbly presented interior, a fully enclosed private garden and two allocated parking spaces nearby. Excellent local amenities and transport links are within each reach of this property.

This lovely home would be ideal for a couple or young family looking for a quiet, tucked away position on this sought after modern Cala Homes development, whilst being conveniently placed for easy access to good transport links and the town's superb amenities. The light and spacious interior has a great contemporary look and has been nicely finished off with high spec fittings. Public living space includes a comfortable living room facing to the front and a kitchen with space for dining allowing direct access to the rear garden via French doors. Plenty of storage space is provided in the kitchen by way of easy clean high gloss units, with a large cupboard allowing further storage space. On the upper floor you'll find two double bedrooms, a single bedroom, all with built-in wardrobe space, and the family bathroom fitted out with a modern suite, mixer tap shower and wash basin set in vanity unit. There's a useful WC facility located at ground floor level. The child and pet friendly rear garden features a lawn and patio and decking areas for sitting out. Two allocated parking spaces are located nearby.

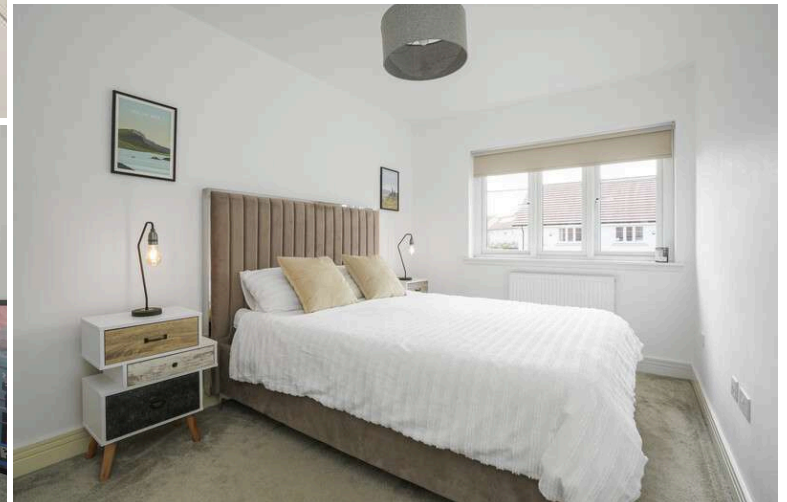
- Entrance vestibule
- Living room
- Stylish kitchen/dining room with French doors to garden
- Downstairs WC
- Three bedrooms, all featuring built-in wardrobe space
- Attractively fitted bathroom with mixer shower
- Gas central heating
- Double glazing
- Fully enclosed rear garden
- Two allocated parking spaces

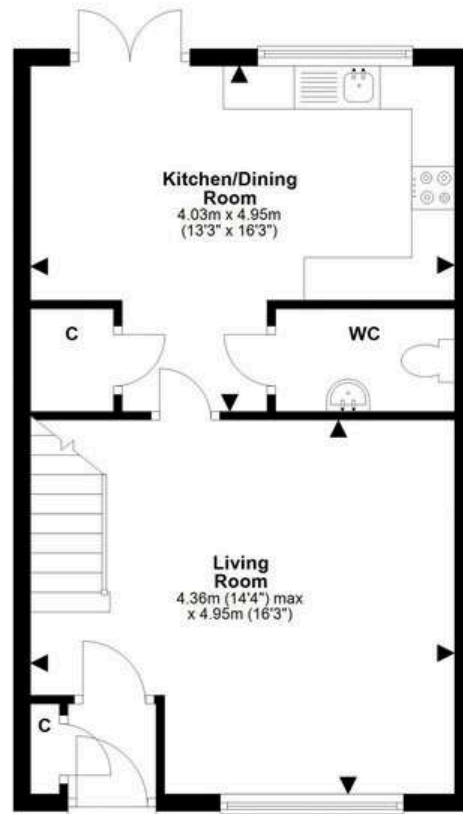
All blinds will be included in the sale. EPC rating B.

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

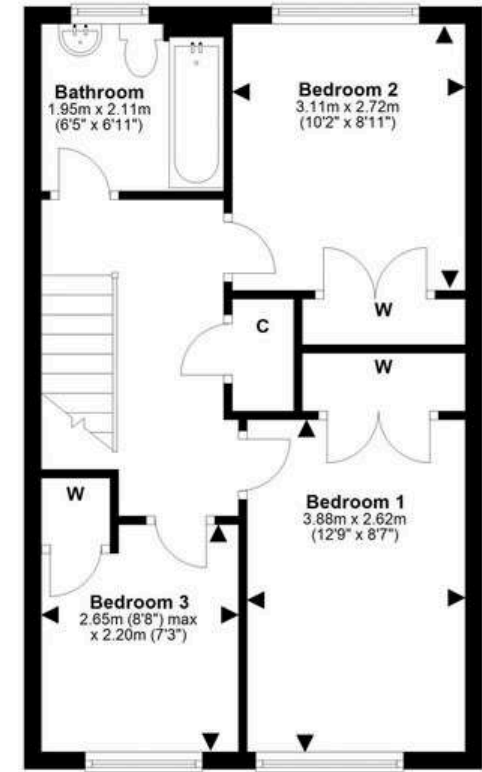


Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. 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 skiing 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.





Ground Floor



First Floor

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