



10 Bog Road
PENICUIK | EH26 9BZ


warners
solicitors & estate agents



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Well presented two bedroom upper villa, enjoying its own main door access and benefiting from a well presented private garden, garage and shared driveway, located in the popular town of Penicuik just to the South of Edinburgh. The property is in good condition and would make a lovely home within a popular residential area. The property comprises two well proportioned bedrooms, one with built in wardrobes, a spacious living room with a dining area, gas fire and fireplace, a kitchen currently comprising a gas hob, oven and fan, washing machine, fridge/freezer and the boiler cupboard and completing the accommodation is the shower room with shower, wc and a heated towel rail. The property also benefits from Hive heating system, ample on street parking, a shared driveway, a single garage and has a private garden with a decking, patio and shed.

Included in the sale are all curtains. The kitchen appliances (oven, washing machine and fridge/freezer) can be made available to purchase by separate negotiation with the seller.

EPC rating is C

- Entrance hall
- Two well proportioned bedrooms
- Fully fitted kitchen
- Bright and spacious living room
- Shower room
- Garage and shared driveway
- Double Glazing and Gas central heating

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

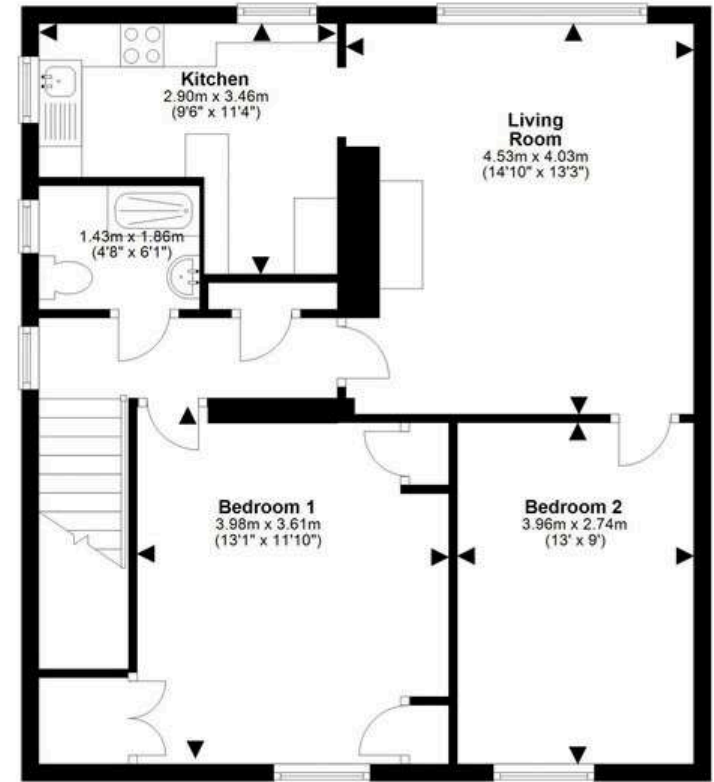


Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services.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

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