



7 Ash Lane
PENICUIK | EH26 0FX


warners
solicitors & estate agents



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Warners is pleased to present this beautifully styled, mid-terraced three-bedroom home, part of the prestigious Cala Homes development, located in a highly sought-after and convenient residential area.

This property enjoys a peaceful position within a well-maintained modern estate, featuring a landscaped rear garden and allocated parking. Inside, the home offers a stylish, well-designed layout with a bright and welcoming ambiance. The living room features a large three-part picture window, allowing plenty of natural light to flood the space. The modern kitchen is fitted with high-quality appliances, including a built-in oven, microwave, induction hob, extractor fan, dishwasher, washing machine, and fridge/freezer, along with a dining area that opens onto the lovely rear garden through patio doors.

On the ground floor, you'll also find a convenient WC. Upstairs, the property offers three bedrooms, all with built-in storage. The master bedroom includes a sleek en-suite shower room with a Waterfall shower and heated towel rail, while the main bathroom offers a shower over the bath for added comfort.

Additional features include gas central heating, double glazing, an attic for storage, and stunning views of the Pentland Hills.

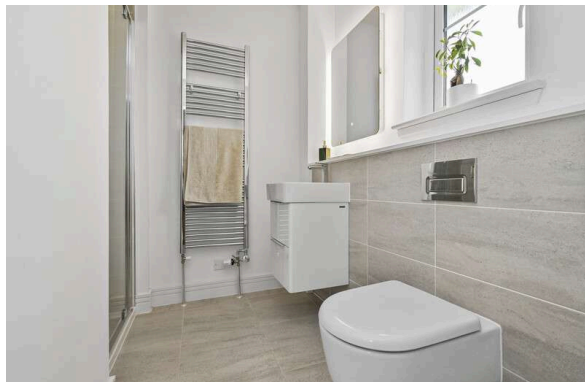
- Entrance Hall
- Spacious Living room
- Kitchen/Dining with patio doors to garden
- Three bedrooms, one with en suite shower room
- Bathroom with shower over bath
- Gas central heating and Double glazing
- Landscaped rear garden

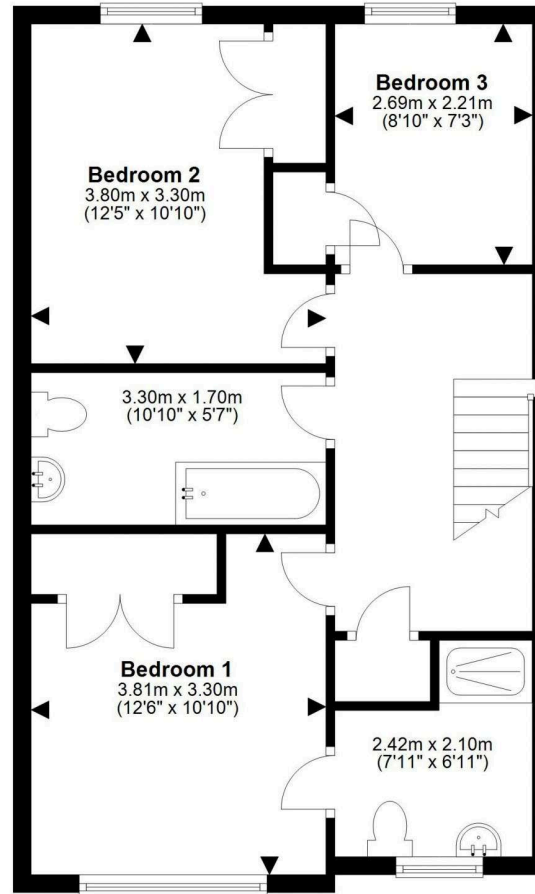
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



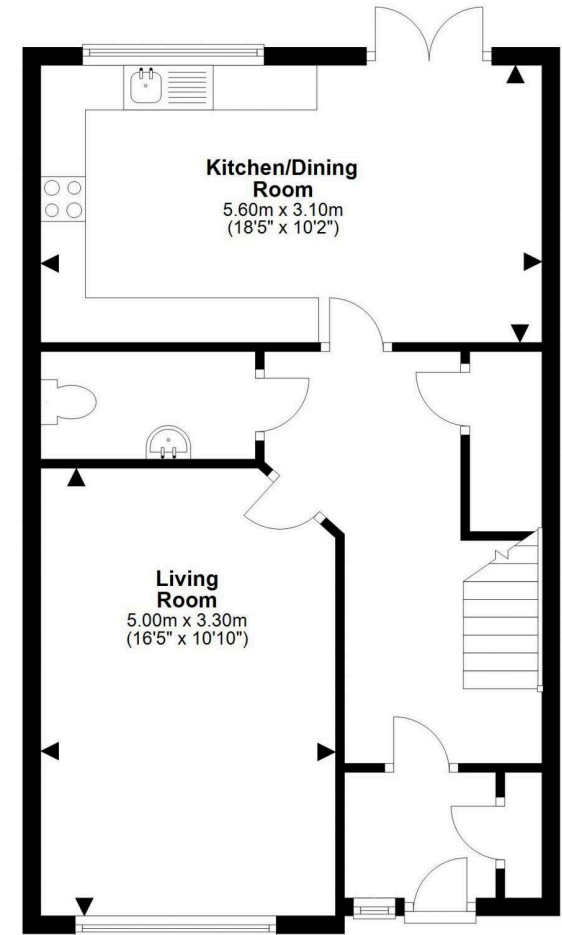
Blinds, shed, integrated light fittings, wall-mounted TV bracket, wall-mounted TV media unit, dishwasher, washing machine, oven, hob, extractor fan microwave and fridge freezer included in sale.
Note: LED mirrors in the main bathroom & en-suite will not be included. EPC Rating B. Council Tax E.

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.





First Floor



Ground 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.