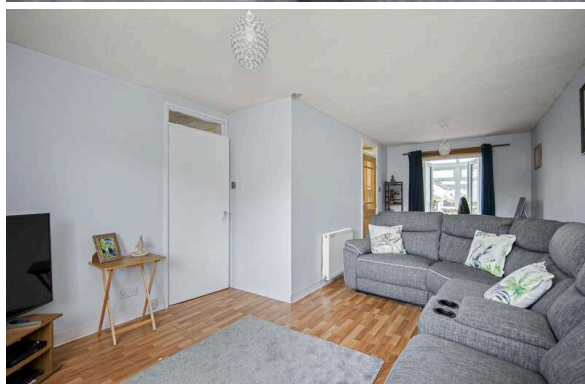




12 Wyvis Park  
PENICUIK | MIDLOTHIAN | EH26 8JX

  
**warners**  
solicitors & estate agents





## 12 Wyvis Park

PENICUIK | MIDLOTHIAN | EH26 8JX

Well-presented, three-bedroom mid terraced home located in the popular town of Penicuik with excellent local amenities and transport links nearby. This property has excellent potential to make a fantastic family home and benefits from gas central heating, double glazing and sizeable yet easily maintainable rear garden.

On the ground level, the spacious living/dining room forms the main public area in the property, providing a great space for entertaining friends and family. From here, French doors lead through to the stylish conservatory, which in turn provides access to the private garden to the rear of the property. The kitchen completes the accommodation on this level.

Moving upstairs, the principal bedroom is of a good size and boasts built-in wardrobe storage. The second bedroom is also a well-sized double, and similarly benefits from integral wardrobe storage. The third bedroom could alternatively be employed as a home office, study or gym giving the property a good degree of flexibility, and a contemporary bathroom completes the internal accommodation. Ample parking is available opposite the property, with a further car park located at the end of the street.

Offering immense appeal to those looking for a family home within easy reach of Edinburgh, early viewing is essential to appreciate everything that this outstanding property has to offer.

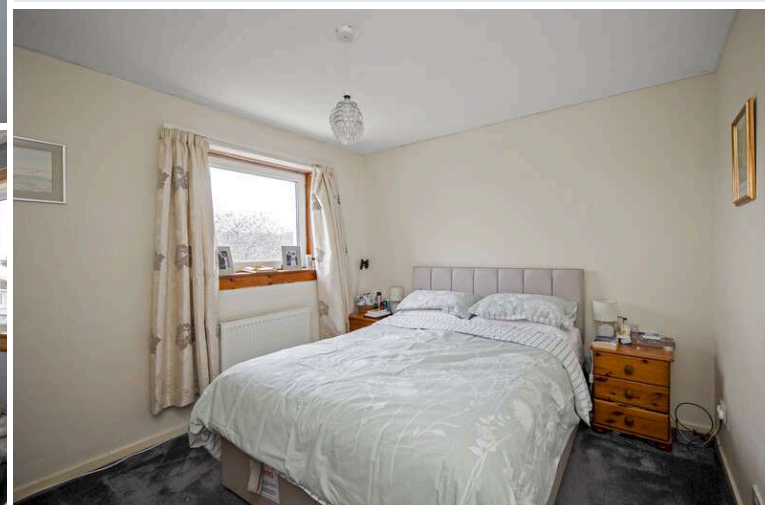
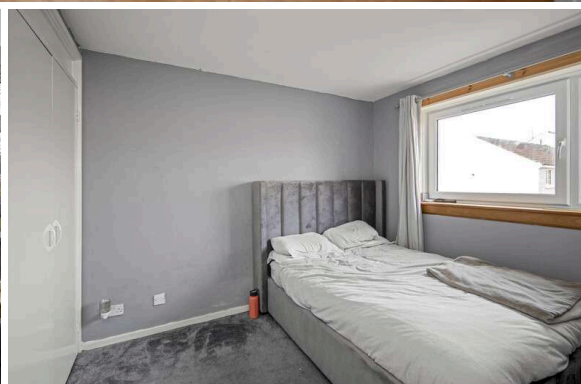
- Three bedroom terraced home
- Popular location
- Living/dining room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom
- Gas central heating - new boiler installed in June 2024
- Double glazing
- Front and rear garden

Included in the sale will be the curtains, light fittings, washing machine, dryer and dishwasher. EPC Rating C.

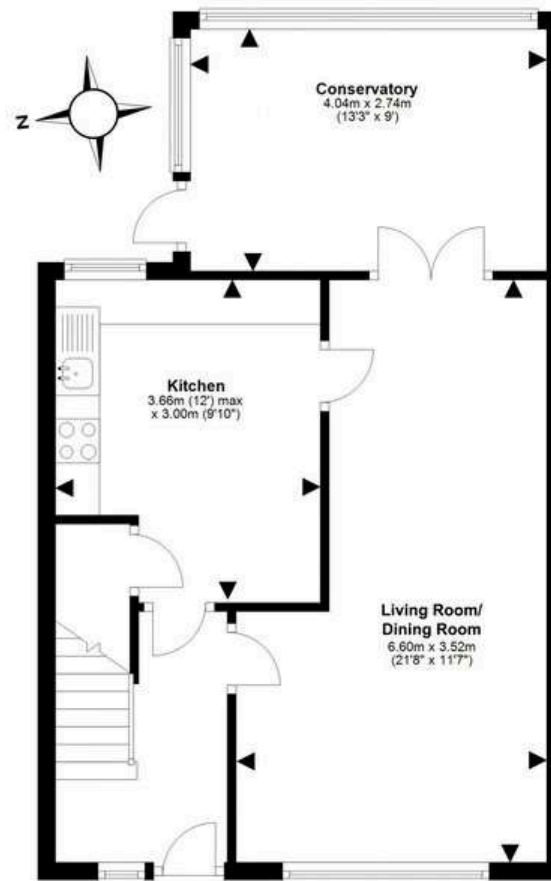
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



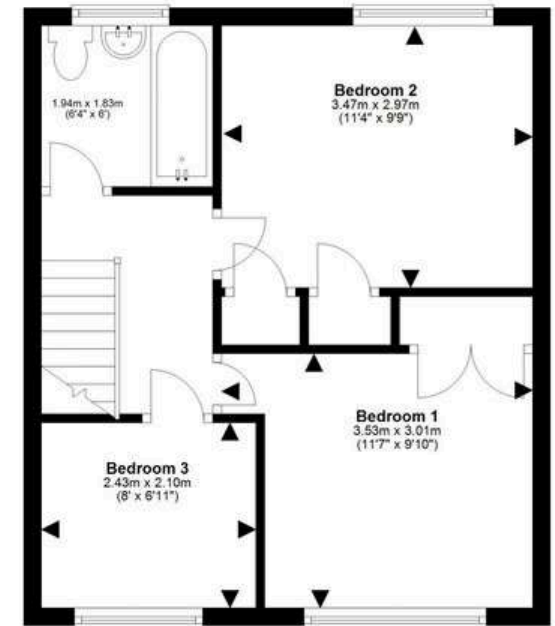
Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services.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







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.