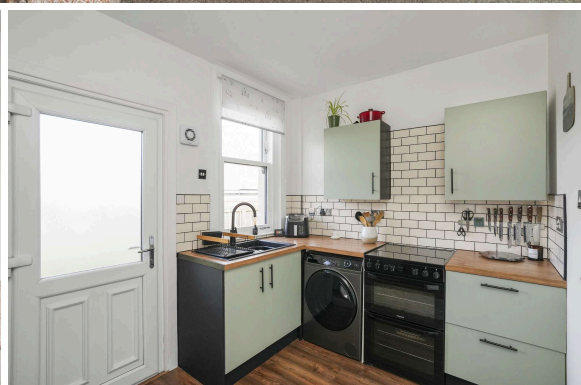




6 Kirkhill Gardens
PENICUIK | EH26 8JE


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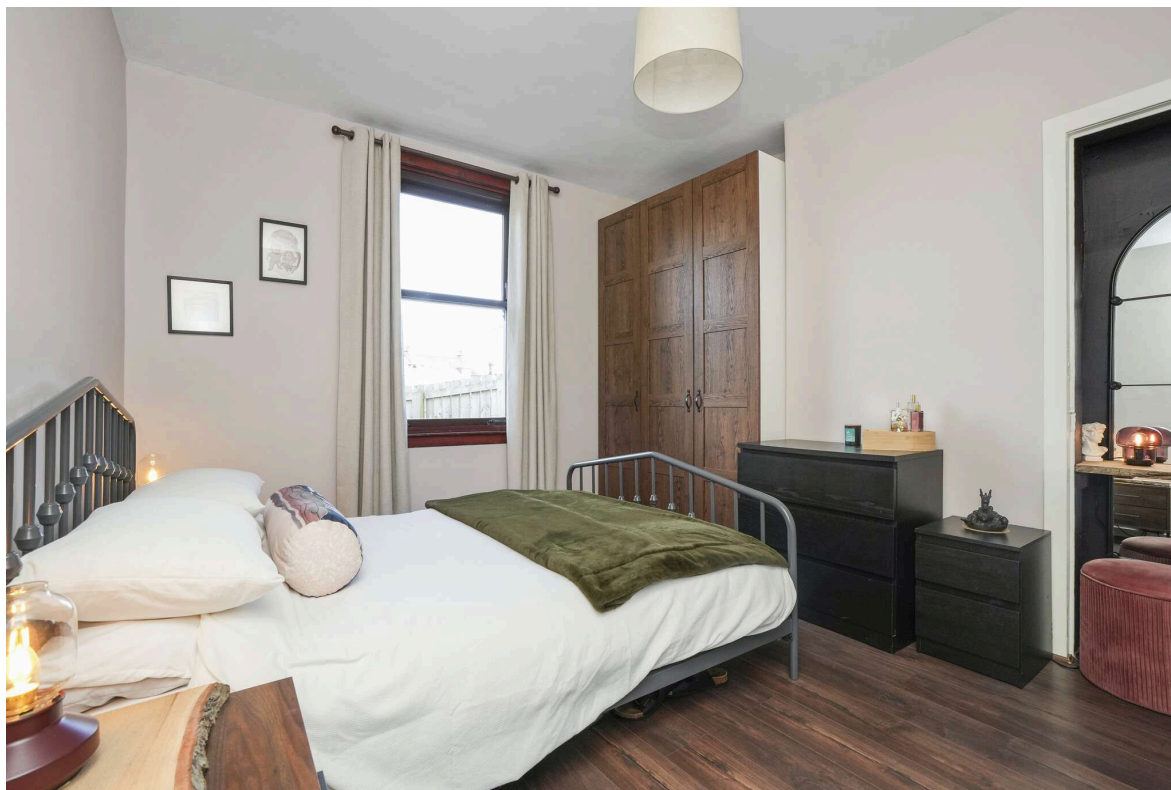
Beautifully presented two-bedroom, semi-detached bungalow boasting extensive gardens to the rear, side and front, and situated in the highly sought-after town of Penicuik in Midlothian. This stunning home has been recently renovated internally to an exceptional standard, and is offered to the market in true 'turn key' condition. The living room to the front of the property is flooded with natural light, creating an ideal space for relaxing with family or entertaining friends.

The modern kitchen is well-appointed, and from here access is provided to the rear garden which will be ideal for enjoying the best of the summer weather. Both bedrooms are well-sized doubles, and a stylish modern shower room with three-piece suite completes the internal accommodation. Offering immense appeal to first-time buyers, couples, young families, or those looking to downsize, early viewing is essential to appreciate everything that this stunning home has to offer.

- Two-bedroom semi-detached bungalow
- Popular location
- Living room
- Well-appointed kitchen
- Two double bedrooms
- Modern shower room
- Gas central heating
- Extensive gardens to front, side and rear
- Driveway
- EPC C and Council Tax D

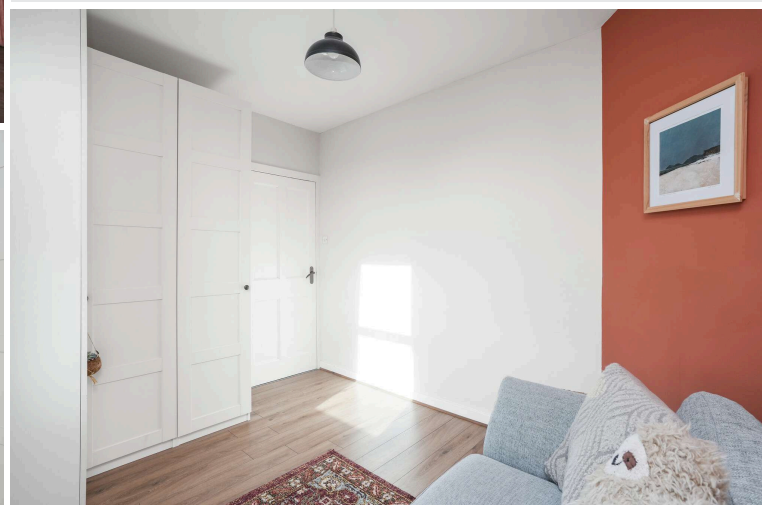
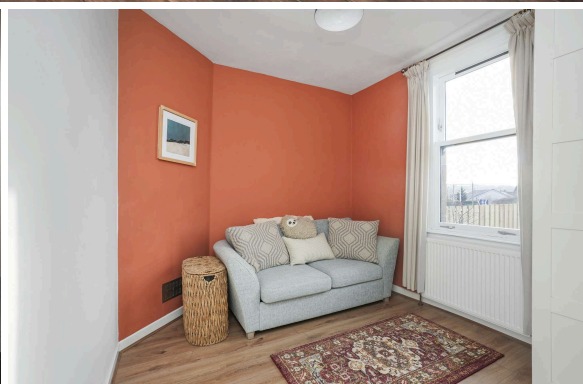
Light fixtures included. Curtains, oven, wardrobes and shed can be negotiated separately.

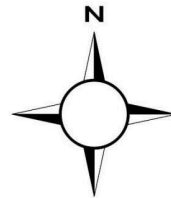
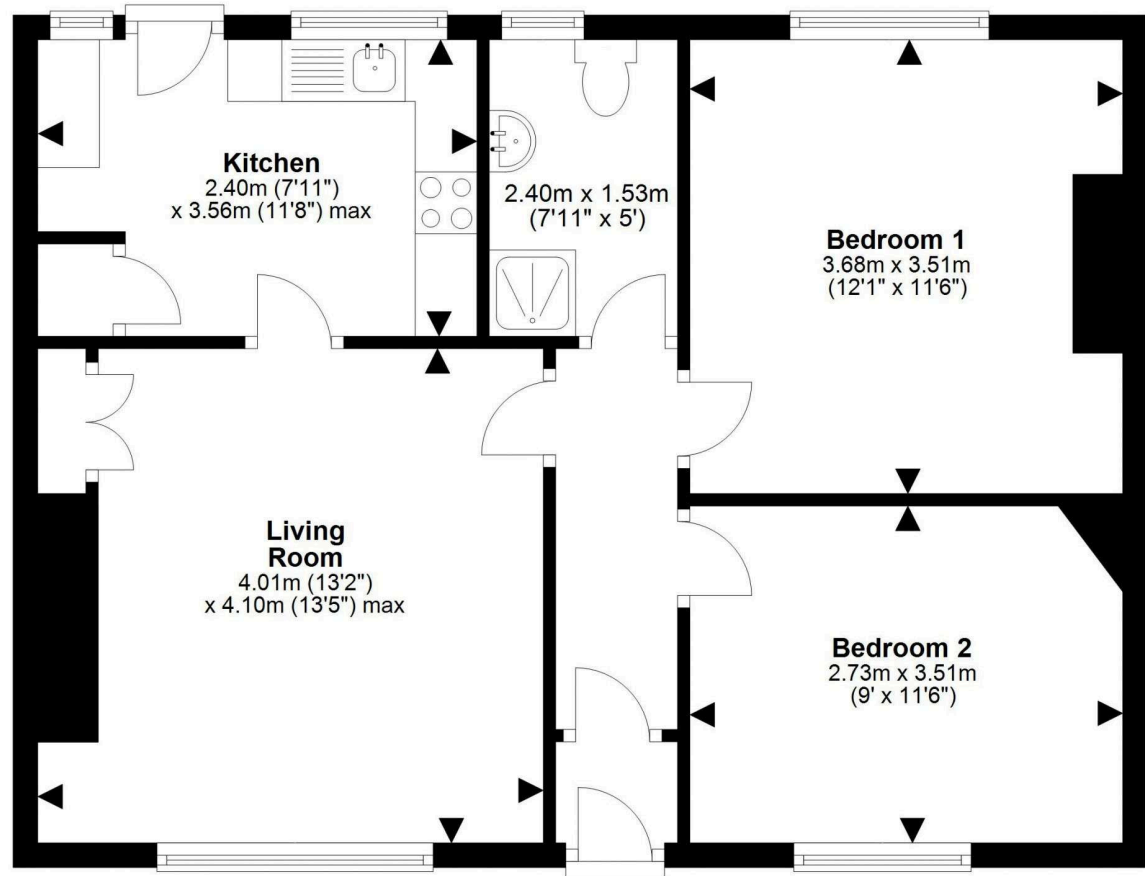
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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 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.





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.