



36 Namur Road
PENICUIK | EH26 0LL


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Well presented three-bedroom semi detached home boasting front and rear gardens, situated in the popular town of Penicuik in Midlothian.

This charming home has been tastefully decorated throughout and offers well-planned and flexible accommodation over two levels. On the ground floor, the living room is of a good size providing a great space for relaxing with friends and family. This leads through naturally to the open plan kitchen/dining room, from which French doors open up to the rear garden which boasts a raised wood decked area, ideal for enjoying the best of the summer weather and the stunning views. A family bathroom completes the internal accommodation on this level.

Upstairs, all three bedrooms are of a good size, with each room having the potential to be employed as a home office, study or gym, giving the property a good degree of flexibility.

Offering immense appeal to those looking for a family home within commuting distance of Edinburgh, early viewing is highly recommended to appreciate everything that this fantastic property has to offer.

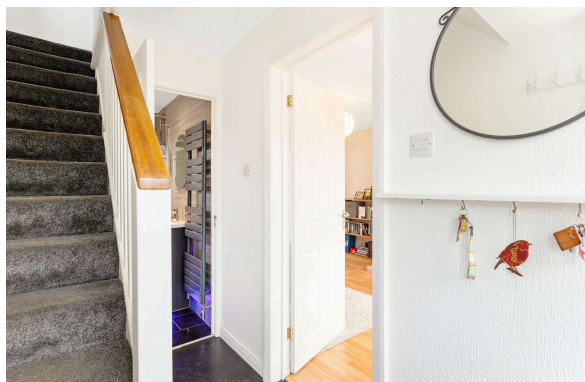
- Three-bedroom semi detached home
- Sought-after location
- Living room
- Kitchen/dining room
- Bathroom
- Front and rear garden
- Garage
- Double glazing
- Gas central heating
- Energy Rating C and Council Tax band D

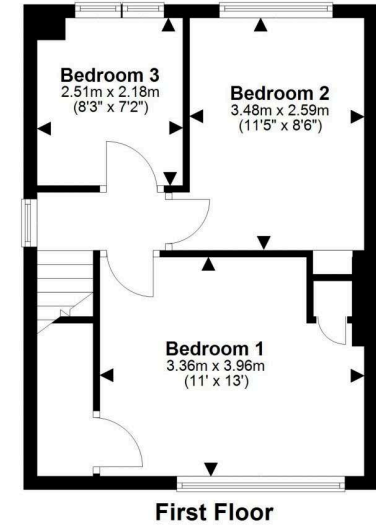
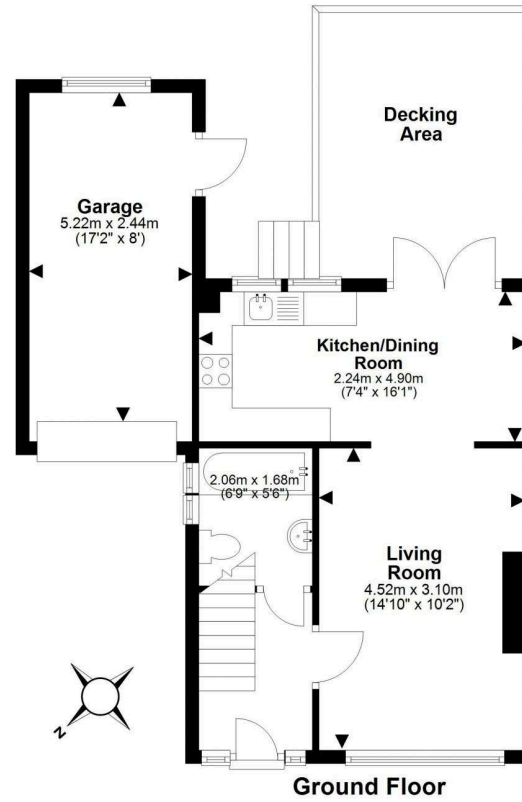
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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, The national cycling route 196 is also close by. Schooling is well represented from nursery to senior level within walking distance of the property. 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.

Extras: Integrated appliances, 1 large single bunk bed, 2 EU king size bed frames, 1 large cantilever parasol with base





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.