



45 Pentland Terrace
PENICUIK | MIDLOTHIAN | EH26 0EF


warners
solicitors & estate agents



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Beautifully presented upper villa flat offering light and spacious accommodation superbly finished off with contemporary style fittings and on-trend decor. Located in a quiet residential street not far from the superb amenities within the town, including Tesco's within walking distance, plus great transport links, the property would be ideal as a comfortable home for a couple or young family and boasts a large private rear garden and driveway for off street parking.

Viewing is highly recommended to appreciate all the pleasing features within this property. It is presented to the market in walk-in condition and provides all modern comforts. Excellent storage facilities are provided, including built-in storage within each bedroom, and more than ample white gloss fitted units within the modern kitchen, set against grey worktops/splash-backs. The shower-room features a good quality white suite, mixer shower and splash-backs in a grey tone.

Private grounds to the rear of the property include patio and pebbled areas for outdoor relaxation and a good sized area of lawn for children to play on. A monobloc driveway runs in from the street.

- Private main door entrance
- Hallway
- Living/dining room
- Fitted dining kitchen
- Three double sized bedrooms, each with built-in storage
- Shower-room with mixer shower
- Gas central heating
- Double glazing
- Private rear garden
- Driveway
- Easy access to local amenities

Energy Rating C Council Tax Band C

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



All fixtures, blinds, curtains and kitchen appliances will be included in the sale.

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.

