



3 Saint Mungo's View
PENICUIK | EH26 8JA


warners
solicitors & estate agents





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Warners are delighted to present this rarely available detached bungalow, quietly positioned within a small cul-de-sac of just eight homes in the popular Midlothian town of Penicuik. Set across three levels and offering flexible accommodation, this impressive property represents an excellent opportunity for families, downsizers and buyers seeking a peaceful yet well-connected location.

The welcoming entrance hall leads to a bright and spacious sitting room, complemented by a separate dining room ideal for entertaining. The generous breakfasting kitchen provides ample space for casual dining and is supported by a useful utility room.

There are three well-proportioned bedrooms, including a master bedroom featuring a private shower and wash-hand basin. The accommodation is completed by a family bathroom.

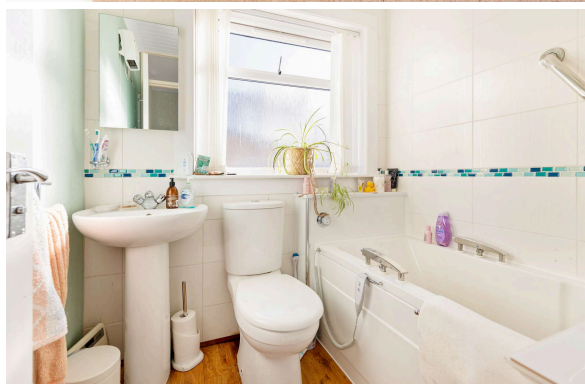
Excellent storage, gas central heating and double glazing..

Externally, the home enjoys attractive front and rear gardens, along with a driveway leading to a garage that includes a dedicated work area, perfect for hobbyists or additional storage.

Early viewing is recommended to appreciate the location, space and potential this fantastic Penicuik home has to offer.

Washing machine, drier, dishwasher, electric oven, hob, fridge freezer and all vertical blinds included in sale. EPC Rating C.

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







- Quiet cul-de-sac of only eight homes in popular Penicuik location
- Flexible detached bungalow set over three levels
- Spacious sitting room, dining room and breakfasting kitchen
- Three bedrooms, including master with private shower and wash-hand basin
- Gas central heating and double glazing.
- Driveway, garage with work area, and front and rear gardens



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.

