



8 Silverburn Drive  
PENICUIK | EH26 9AQ

  
**warner's**  
solicitors & estate agents





## 8 Silverburn Drive

PENICUIK | EH26 9AQ

Stunning three-bedroom detached house, offering immaculately presented living space over two floors with enclosed rear garden, garage and driveway. This fabulous home is in excellent order throughout and offers comfortable and light filled living space with many eye-catching finishing touches and effortlessly stylish decor throughout.

Downstairs the property comprises a bright and spacious living room with a sought-after wood burning stove giving a focal point to the room, a stylish kitchen/dining room with patio doors leading out to the rear garden and the fully fitted kitchen currently comprises a fridge/freezer, induction hob, oven and fan, washing machine and dining area. Upstairs there are three well-proportioned bedrooms all with built in storage and the master also with views of the Pentlands. Completing the accommodation is the bathroom with shower over the bath. The property also benefits from an attic, well-kept front and rear gardens made up of lawn and decking and a front driveway and garage. Early viewing is recommended to avoid missing out.

- Entrance hall with storage
- Spacious living room with wood burning stove
- Three well-proportioned bedrooms, 1 with views of the Pentlands
- Fully fitted kitchen with patio doors into the rear garden
- Stylish bathroom
- Gas central heating and Double glazing
- Lovely enclosed rear garden and further Private front garden
- Front driveway and garage

Council Tax - E, EPC rating C

Extras to be included - Integrated induction hob, oven and microwave. Freezer in garage and log shed in garden.

**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.





