



Fixed Price

**£280,000**

## 141 Eastfield Drive

Penicuik | Midlothian | EH26 8DL

Rare opportunity to acquire this generously proportioned five bedroom semi-detached villa, quietly pocketed within the popular Midlothian town of Penicuik.

Positioned close to reputable schooling, superb local amenities and convenient transport links, the property offers versatile accommodation and represents an ideal family home.

- 5 bedrooms
- 2 public rooms
- 2 bathrooms
- Private gardens
- Driveway
- EPC Band - C
- Council Tax Band - E



## Description

A welcoming entrance hallway provides access to the main living spaces. The bright and spacious lounge/diner enjoys a desirable dual aspect and features sliding patio doors opening directly onto the rear garden, creating an excellent space for everyday living and entertaining. The fully fitted kitchen offers a range of integrated and freestanding white goods, complemented by partial tiling in splash areas and both under-unit and in-cabinet lighting. Off the kitchen lies a useful utility / sunroom with additional garden access and a large storage cupboard. Completing the ground floor accommodation is a flexible family room or sixth bedroom, offering space for a double bed if required, along with a fully tiled two-piece WC.

The first floor landing leads to five well-proportioned bedrooms. The principal bedroom is a double room featuring a large Velux window, integrated double wardrobe, and a private en-suite shower room with panelled surround. Bedroom two is a rear-facing double benefitting from a Velux window and access hatch to the attic, while bedroom three is another double, also featuring a Velux window and integrated wardrobe. Bedrooms four and five are both single rooms with integrated storage, offering flexible use as nurseries or home office spaces. The family bathroom is fitted with a corner jacuzzi-style bath, a separate corner shower cubicle, and partial splash panelling.

Further benefits include gas central heating and double glazing throughout.



## Gardens & Parking

Externally, the property benefits from a private front garden finished with chipstone borders and artificial turf. The sizeable rear garden is split-level, with a wooden decked area ideal for patio furniture and an upper level laid with artificial turf, providing an excellent space for children to play. The rear garden enjoys a good south-west facing aspect. A driveway provides parking for one car, with unrestricted on-street parking available for visitors.

## Extras

Selected fixtures and fittings, including; integrated fridge-freezer, and washing machine, freestanding cooker, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





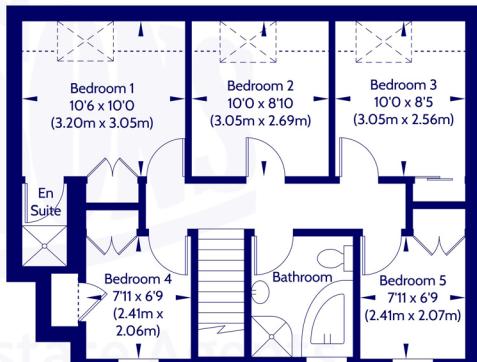
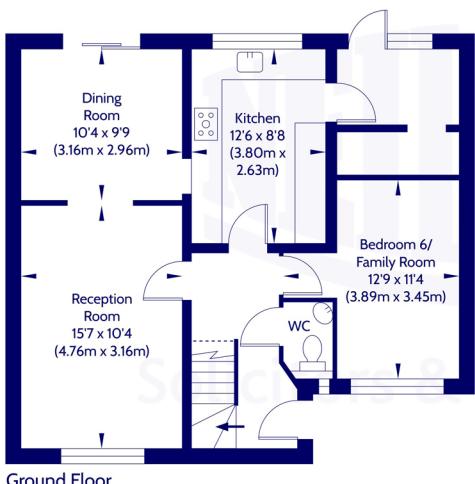
## Location

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 catering 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 including Marks & Spencer Food Hall, Sainsbury's together with Ikea and Costco to name but a few. 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 and for the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town linking Edinburgh's city centre and surrounding towns and villages.





Approx. Gross Internal Floor Area 119 Sq M / 1278 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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