

# 44 Carlops Crescent

PENICUIK, MIDLOTHIAN, EH26 0DN



*Beautiful three-bedroom ground-floor main-door flat with private gardens and driveway, offering bright, spacious interiors in walk-in condition*



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McEwan Fraser Legal are delighted to present this beautifully presented ground-floor, main-door flat offering bright and spacious accommodation, finished in a contemporary style with tasteful modern fittings and on-trend décor throughout. Set within a quiet residential street, the property is well placed for excellent local amenities, including Tesco within walking distance, along with strong transport links providing easy access into surrounding areas and beyond. Ideally suited to a couple or young family, the home is presented in true walk-in condition and combines comfort with practicality.

# THE LIVING ROOM



The accommodation comprises a welcoming entrance hallway, a generous living and dining room, and a modern fitted dining kitchen with an excellent range of contemporary base and wall-mounted units set against a tiled splashback. There is a mixture of integrated and freestanding appliances, and a door opens to the rear garden.



# THE KITCHEN



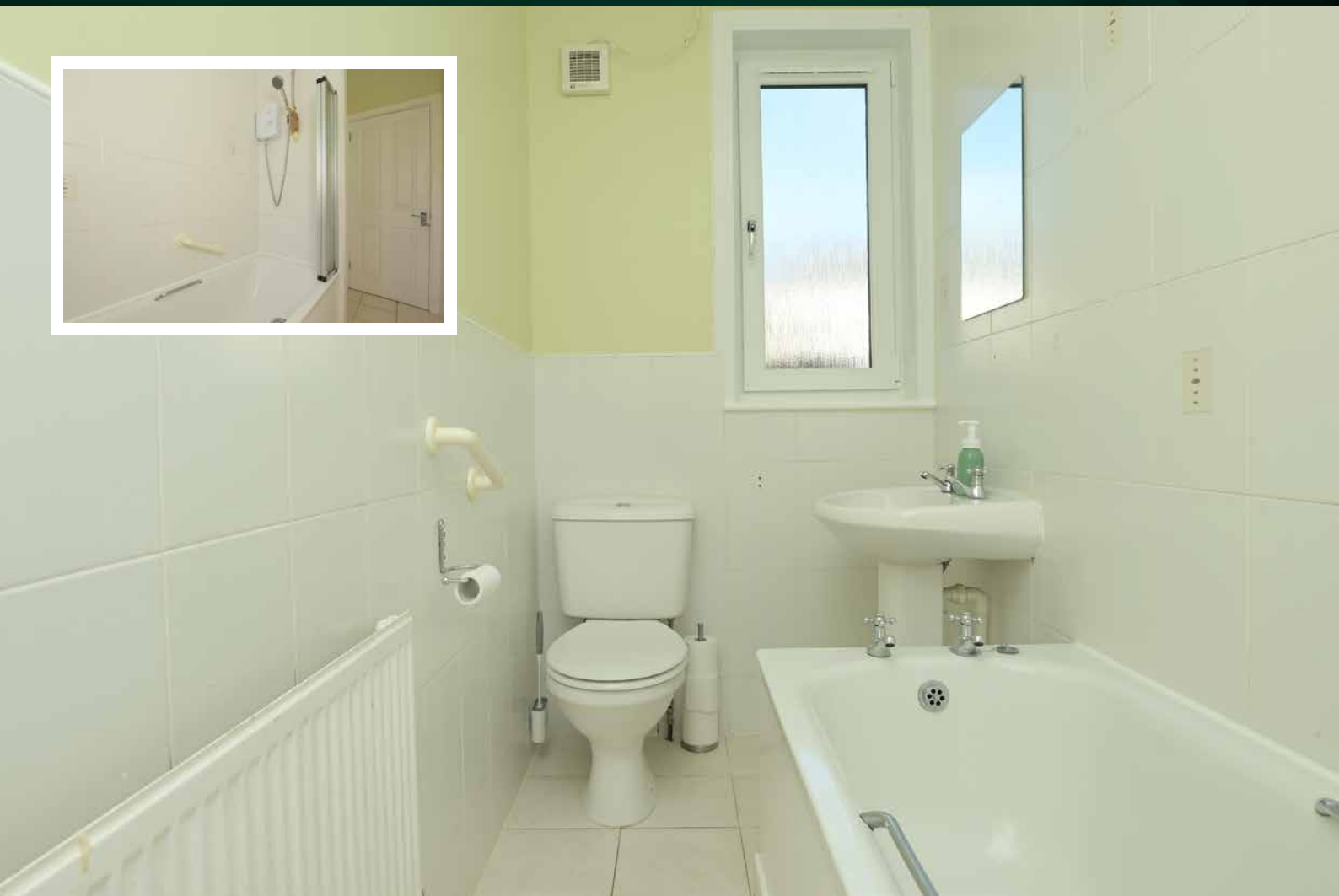
an excellent range of contemporary base and wall-mounted units set against a tiled splashback



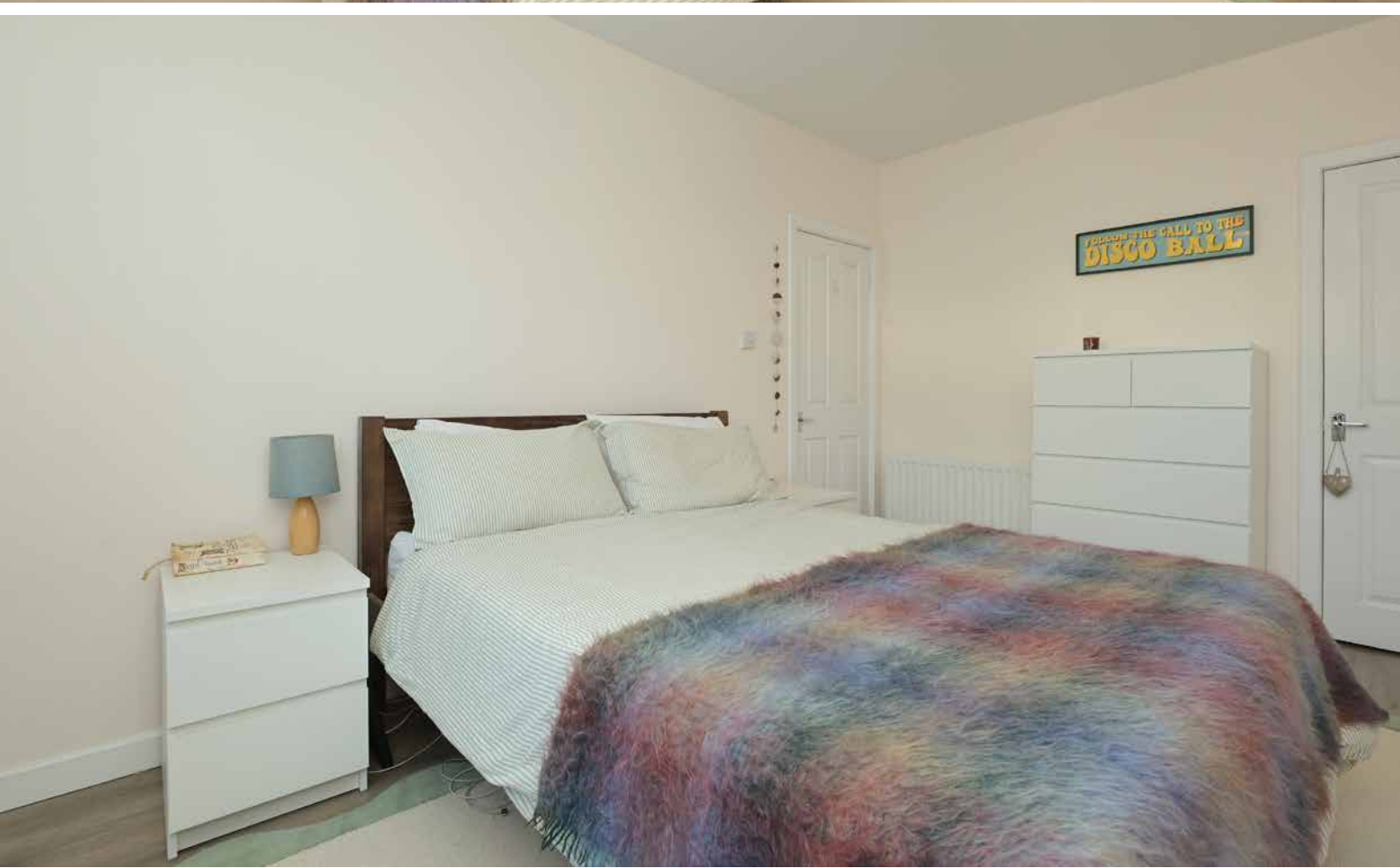


There are three well-proportioned double bedrooms together with a partially tiled bathroom that includes a three-piece suite and a shower over the bath.

# THE BATHROOM



# BEDROOM 1





# BEDROOM 2



# BEDROOM 3





Externally, the property enjoys excellent private outdoor space. To the front, there is a private garden and a driveway to provide off-street parking. To the rear, the fully enclosed garden is largely laid to lawn. A westerly aspect ensures the garden catches the sun long into a summer evening.

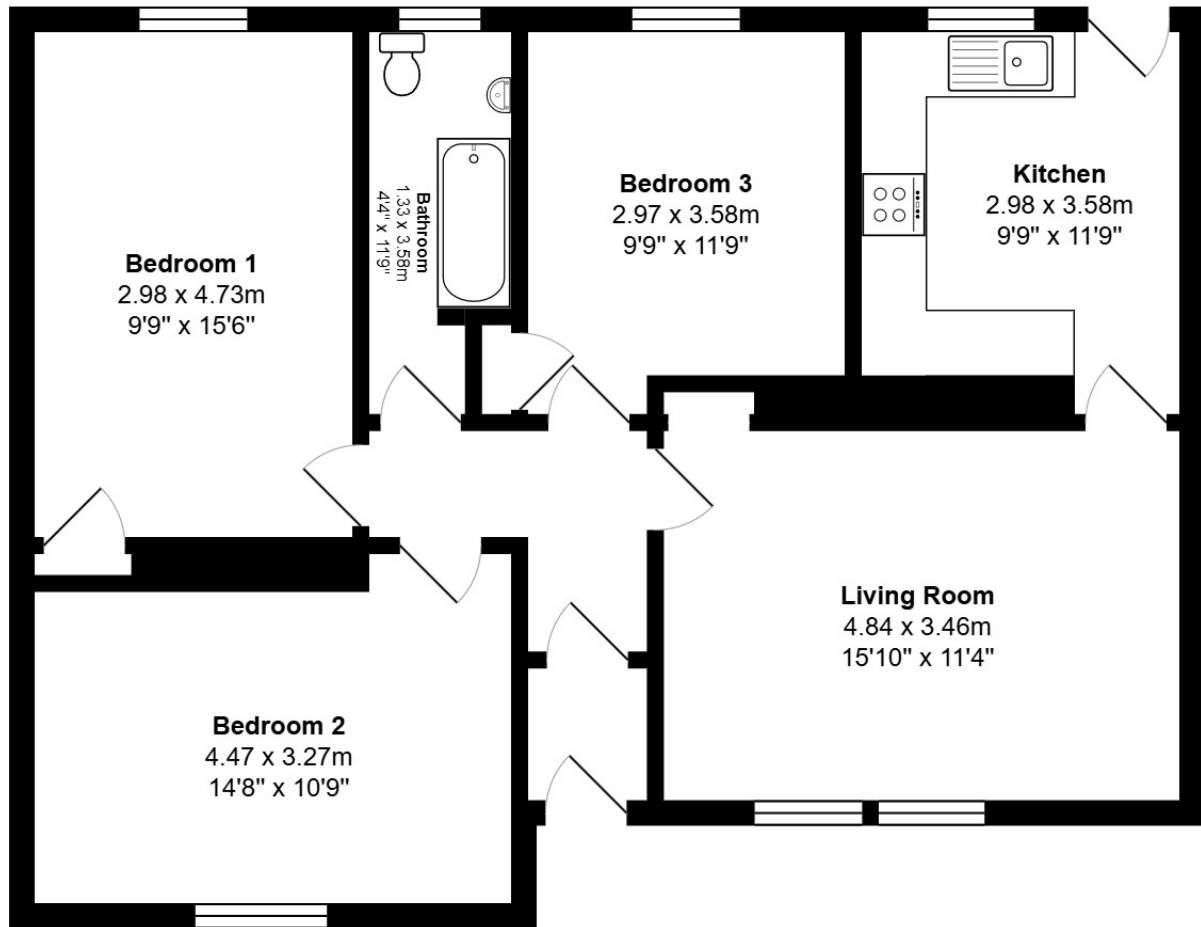
Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate the space, presentation, and overall quality on offer.

# EXTERNALS



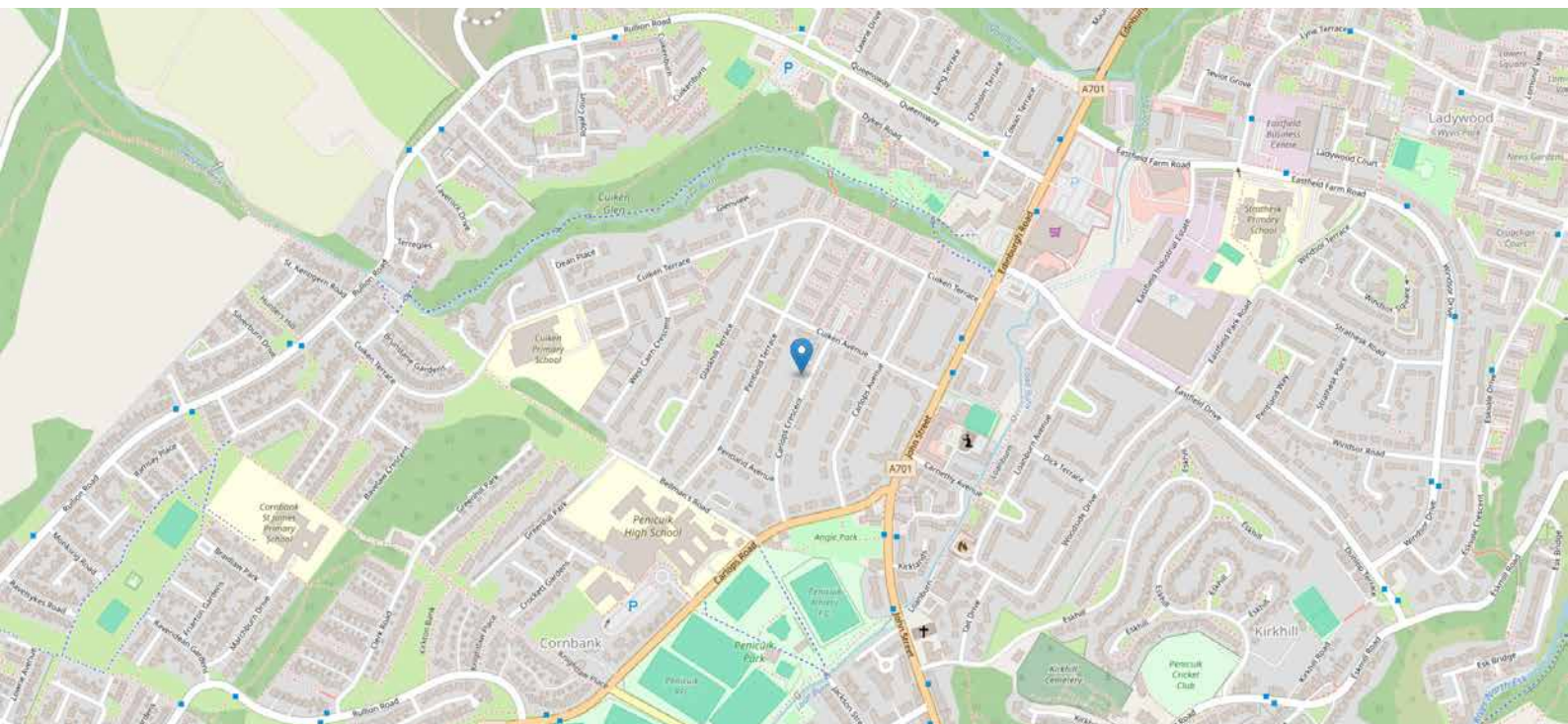


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup> | EPC Rating: D



# THE LOCATION

Carlops Crescent forms part of an established residential area within Penicuik, a popular Midlothian town located just south of Edinburgh. The property is well placed for access to a good range of local amenities including shops, supermarkets, cafes and everyday services, with further extensive retail and leisure options available at nearby Straiton Retail Park.







Penicuik is particularly well regarded for its balance of convenience and outdoor space, with excellent access to the surrounding countryside and the Pentland Hills Regional Park providing outstanding opportunities for walking, cycling and outdoor recreation. The area is well served by local schooling and regular public transport links into Edinburgh city centre, while road connections via the A701 and A702 ensure straightforward commuting across the wider Lothians. This makes Carlops Crescent an appealing setting for a range of buyers seeking a well-connected yet more relaxed residential environment within easy reach of the capital.



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