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Offers Over

£280,000

13 Silverburn Drive

Penicuik | Midlothian | EH26 9AQ

A fantastic opportunity has arisen to purchase this attractive and spacious extended semi-detached villa with garage, on a corner plot offering lovely countryside views. The property forms part of a peaceful established development in the sought after district of Penicuik, and is within easy reach of excellent amenities, reputable schooling and transport links.

-  4 Bedrooms
-  3 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Garage
-  EPC Rating – C
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with modern downstairs shower room, generously proportioned reception room with double doors leading to the light and airy dining room which pleasantly overlooks the rear garden, stylish fitted kitchen with access to the bright and spacious L shaped conservatory which in turn provides access to the useful utility room. The upstairs accommodation comprises; generous sized principal bedroom with built-in storage, three further good sized bedrooms and family bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and good storage throughout.



Extras

All the fitted floor coverings and blinds will be included in the sale together with the integrated oven, integrated hob, dishwasher, washing machine and fridge/freezer.

Gardens & Garage

A real feature of this property is the beautiful established well maintained private gardens located to the front, side and rear of the property. They provide beautiful views across the countryside and access to a single garage can be found to the rear of the property.

Viewing

By appointment with Neilsons on 0131 625 2222.





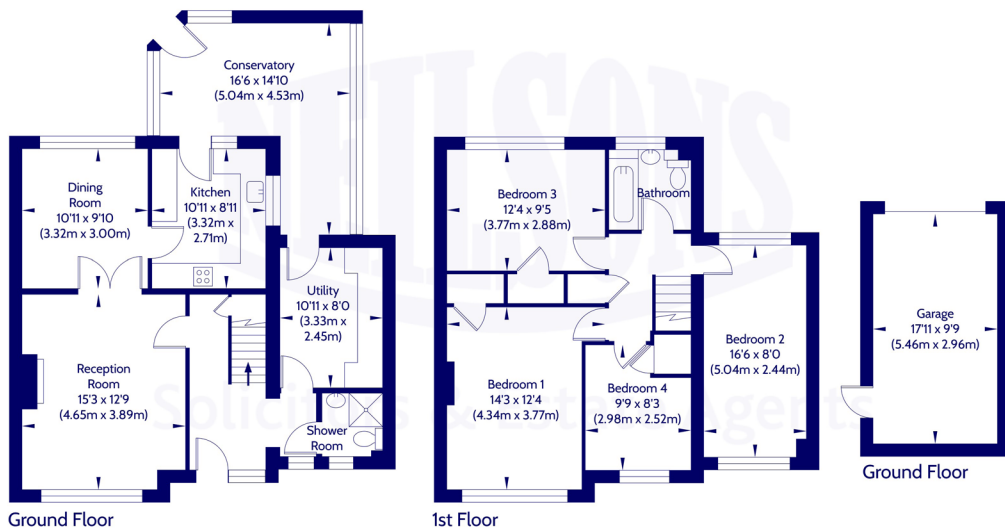
Location

The property is quietly positioned within a cul-de-sac setting in the highly desirable district of Penicuik, conveniently placed for access to reputable schooling and excellent local amenities including a nearby Tesco supermarket with further specialised shops, bars and restaurants within easy reach. The nearby Straiton Retail Park hosts a range of high street stores including M&S food hall, Sainsbury's together with Costco & Ikea. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area links directly to Edinburgh's city centre and surrounding areas. There is a selection of recreational and sporting amenities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.





Approx. Gross Internal Floor Area 137 Sq M / 1476 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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