



5 Grieve Court
PENICUIK | PENICUIK | EH26 0JU


warners
solicitors & estate agents



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Warners are delighted to present this extended semi-detached villa, quietly positioned within a peaceful cul-de-sac in an established residential development in Penicuik. Boasting attractive countryside views, flexible family accommodation and a superb south-facing rear garden, this impressive home will appeal to a wide range of buyers.

The accommodation is entered via a welcoming reception hallway which leads to the impressive open-plan living, dining and kitchen area, forming the heart of the home. The bright and spacious living area provides ample room for both relaxing and entertaining, while the dining area offers excellent space for family meals and social gatherings. The kitchen is fitted with a range of modern units and generous worktop space, enjoying pleasant views and access to rear garden.

The property offers four well-proportioned bedrooms, three of which benefit from built-in wardrobe storage, providing excellent flexibility for growing families, guest accommodation or home working. A modern shower room completes the internal accommodation.

Externally, the property enjoys private gardens to the front and rear. The south-facing rear garden is mainly laid to lawn and incorporates a raised decking area with integrated mood lighting, creating an ideal setting for outdoor dining and entertaining. A garden pod provides excellent additional space and would make an ideal home office, gym or hobby room.

Further benefits include an integral single garage with electric door, an electric vehicle charging point, gas central heating, UPVC double glazing, a partially floored attic and unrestricted on-street parking.

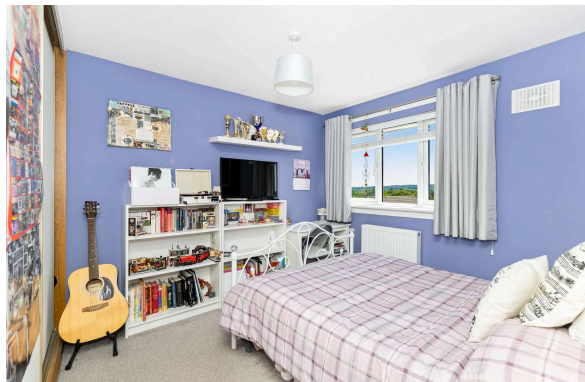
Situated close to excellent local amenities, schooling and transport links, the property is ideally placed for commuting to Edinburgh while enjoying easy access to the surrounding countryside and Pentland Hills.

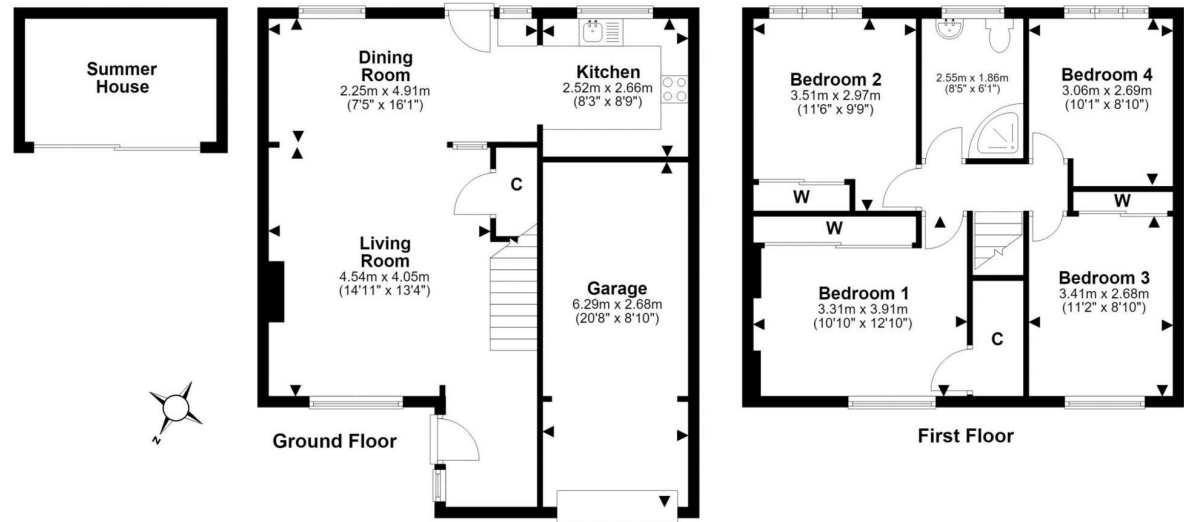
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC: C

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 skiing 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.