



Solicitors & Estate Agents










Offers Over

**£185,000**

# 100 Kirkhill Road

Penicuik | Edinburgh | EH26 8JF

Charming semi-detached cottage with private gardens and garage, quietly positioned within the popular Midlothian town of Penicuik, within easy reach of many local amenities and transport links yet enjoying a peaceful setting with delightful open countryside views.

-  2 Bedrooms & Boxroom
-  2 Public rooms
-  1 Bathroom
-  Private Gardens
-  Garage
-  EPC Rating – D
-  Council Tax Band – C



## Description

The light-filled accommodation which is set over two floors, offers a generous and flexible layout and shall undoubtedly appeal to a wide variety of buyers seeking a unique home with pleasant outdoor space with exceptional open views. In brief the accommodation comprises of a welcoming dining hall with storage cupboard and window to front providing great natural light. The modern fitted kitchen is located off the dining hall and is laid out with ample white wall and base units with splashback tiling, under unit lighting and includes a built-in Induction hob, oven and hood with further appliances included. There is a lovely, bright and airy reception room with front aspect and featuring a central fireplace with electric fire. A rear hallway provides access to double bedroom two with side aspect, a sizeable boxroom/utility cupboard with fixed cabinets and a carpeted staircase to the upper landing with large storage cupboard. The principal bedroom is located on the upper floor, is again located to the front, with exceptional open countryside views. There is an access point to the floored attic via Ramsay ladders providing further additional storage provisions and the partially tiled bathroom with white suite with shower over bath completes the accommodation. The property has a mix of single and double glazed window units and further benefits include a gas central heating system.



*Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*

## Extras

All floor coverings and light fittings shall be included in the sale together with the built-in Induction hob, oven and hood and fridge freezer.

## Gardens and garage

There is an attractive private front garden laid with astro providing a pleasant low-maintenance outdoor space with open views. Located to the rear is a sizeable split level private garden with patio, area of lawn and garden shed. It should be noted that vehicle access is available at the rear of the property with gated access into the garden which incorporates the single detached garage.

## Viewing

By appointment with Neilsons on 0131 625 2222.







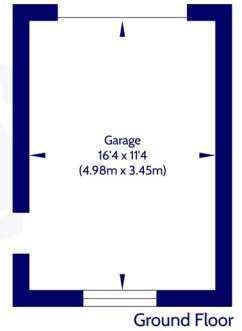
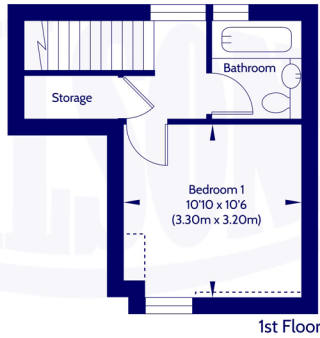
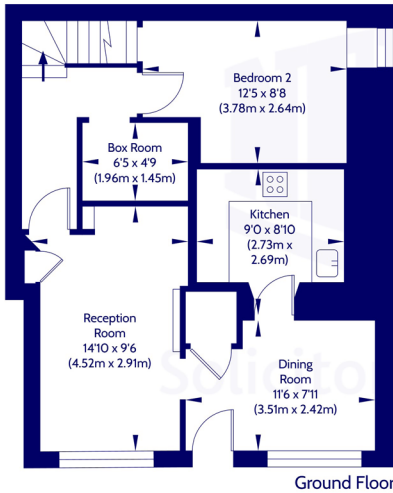
## Location

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 68 Sq M / 729 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2025 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

