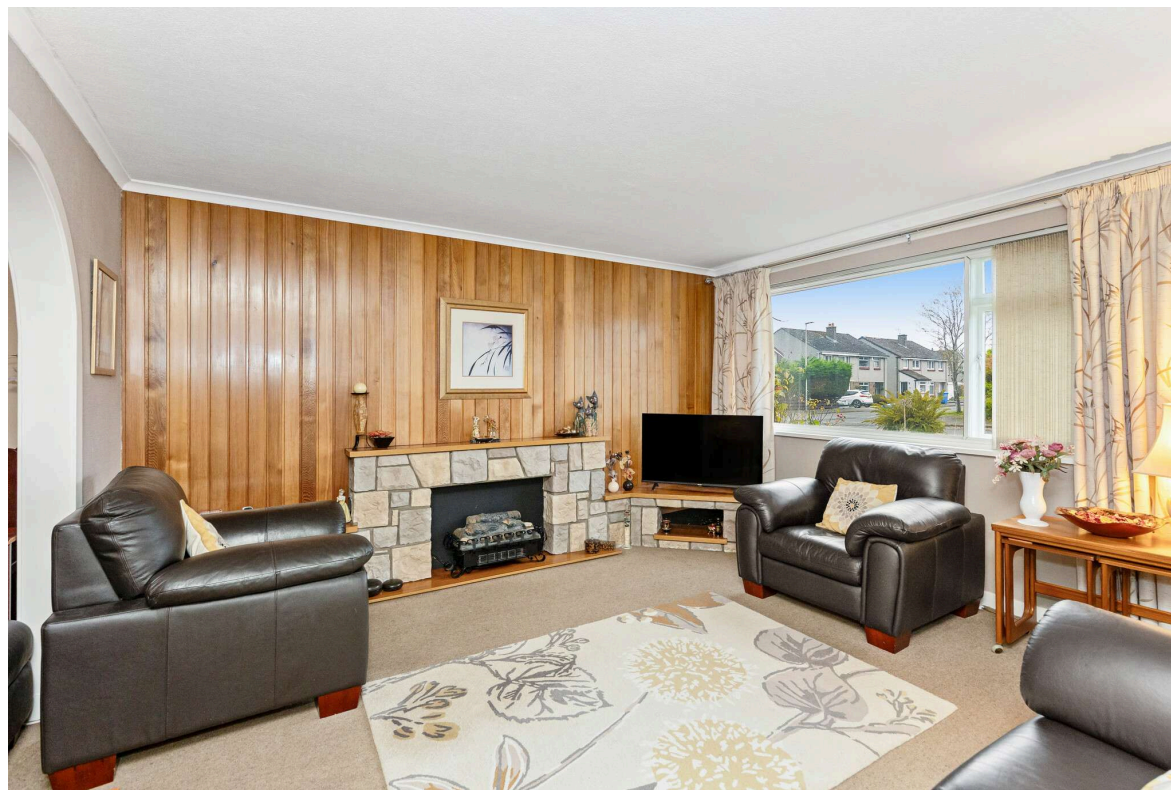
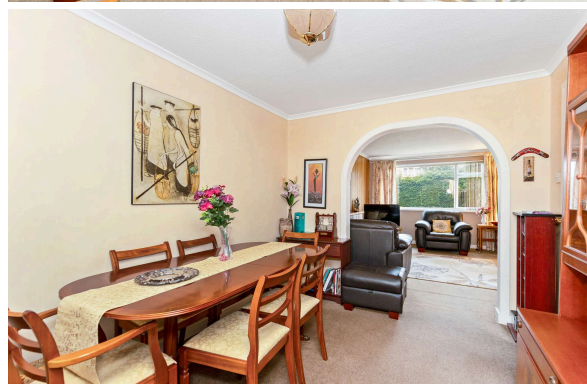




17 Glencross Gardens
PENICUIK | EH26 9HH


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17 Glencross Gardens

PENICUIK | PENICUIK | EH26 9HH

Set in the heart of a modern, manicured cul-de-sac, moments from excellent amenities, quick transport links and vast open green spaces is this well presented three-bedroom, semi-detached house. Boasting a private landscaped garden, private driveway, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance porch, a bright and spacious double aspect dining/living room, a fully fitted kitchen with attractive units that currently comprise an electric hob, washing machine and with a patio door that gives direct access to the rear garden. Upstairs there are three well-proportioned bedrooms, with built in storage, a partially floored attic and completing the accommodation is the shower room with shower and WC.

Externally the fully enclosed front and rear gardens are made up of a lawn, patio, there is a garage and a private front driveway.

- Three-bedroom Semi-detached house in quiet cul-de-sac
- Private front and rear garden, garage and driveway
- Entrance porch
- Bright and spacious dining/living room
- Fitted kitchen with access out to the rear garden
- Three well-proportioned bedrooms
- Shower room
- Gas central heating and double glazing
- Partially floored attic

Energy rating C, Council Tax band D

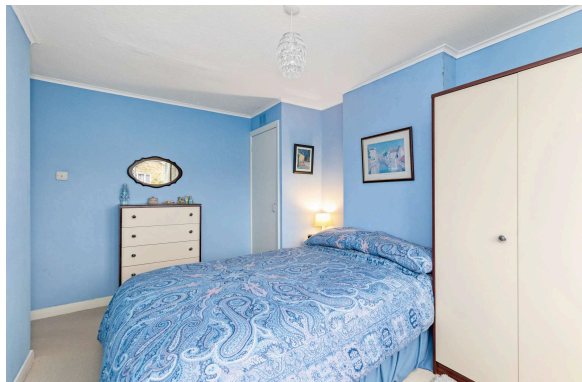
All fixtures, fittings, curtains, blinds, the integrated oven/hob, fridge and freezer are included in the sale.

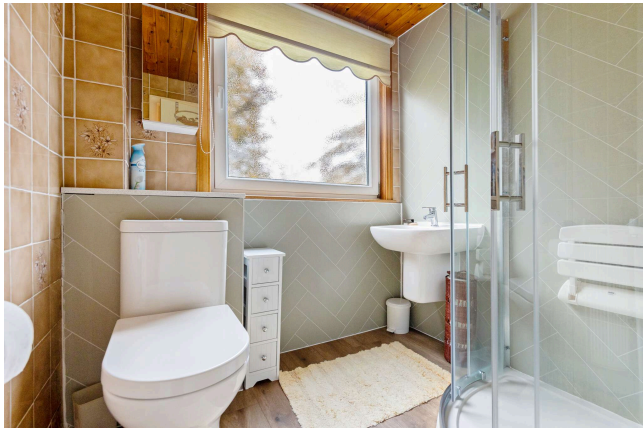
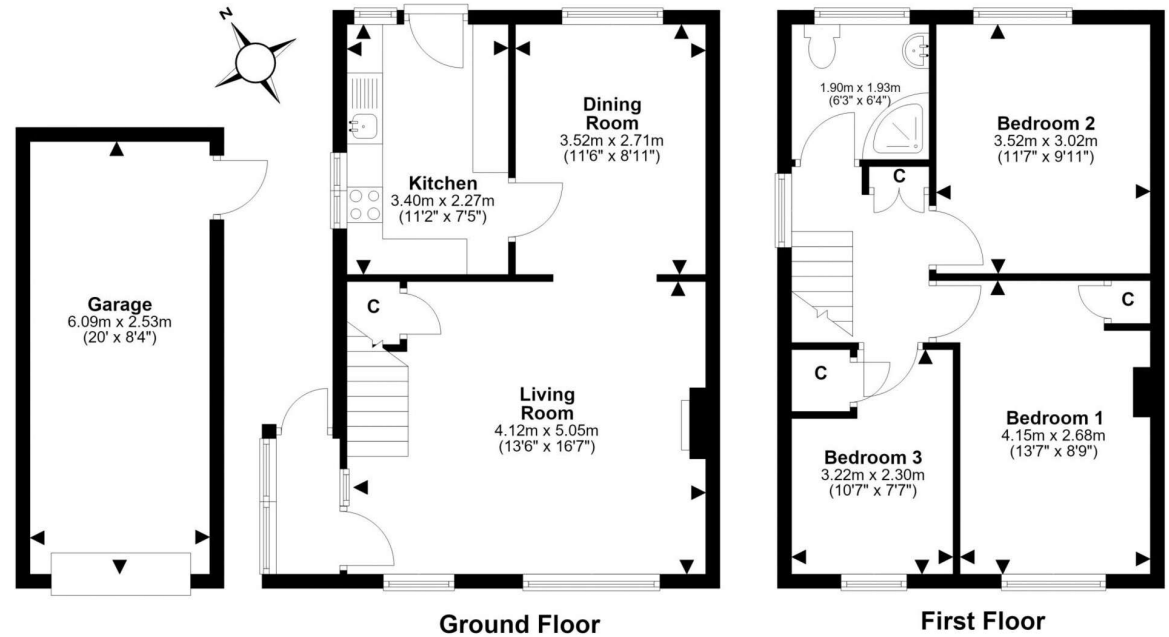
Any other items of furniture may be available through separate negotiation.

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



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 ski-ing 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.