



11 Saint Kentigern Road
PENICUIK | EH26 9AE


warners
solicitors & estate agents



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Warners are delighted to present to market this extended three-bedroom semi-detached family home with converted detached garage and generous private driveway, occupying a convenient position within an established residential area of Penicuik. The property has been thoughtfully remodelled by the current owners to create a comfortable and versatile family home, offering well-proportioned accommodation and making it an excellent home for a growing family, couple or first-time buyer.

The ground floor provides a comfortable and sociable layout, with a generous lounge featuring a charming fireplace. To the rear, the stylish kitchen and dining area provides plenty of space for family meals, with a large breakfast bar forming a natural focal point. A bright sun room extends the living accommodation and provides a pleasant outlook along with direct access to the garden. There are three bedrooms on the upper floor, with useful integrated storage available within one of the rooms. A contemporary shower room completes the accommodation.

Externally, the property benefits from a substantial driveway to the front, offering excellent off-street parking, together with a covered storage area. The enclosed rear garden has been designed with ease of maintenance in mind and includes a raised decked area. A particularly appealing feature is the detached garage, which has been converted to provide a fantastic additional family and entertaining room complete with bar.

- Entrance vestibule and hallway
- Lounge
- Kitchen/dining room
- Sun Room
- Three bedrooms
- Shower room
- Converted detached garage / family room with bar
- Large private driveway
- Landscaped low maintenance enclosed rear garden
- Gas central heating and double glazing

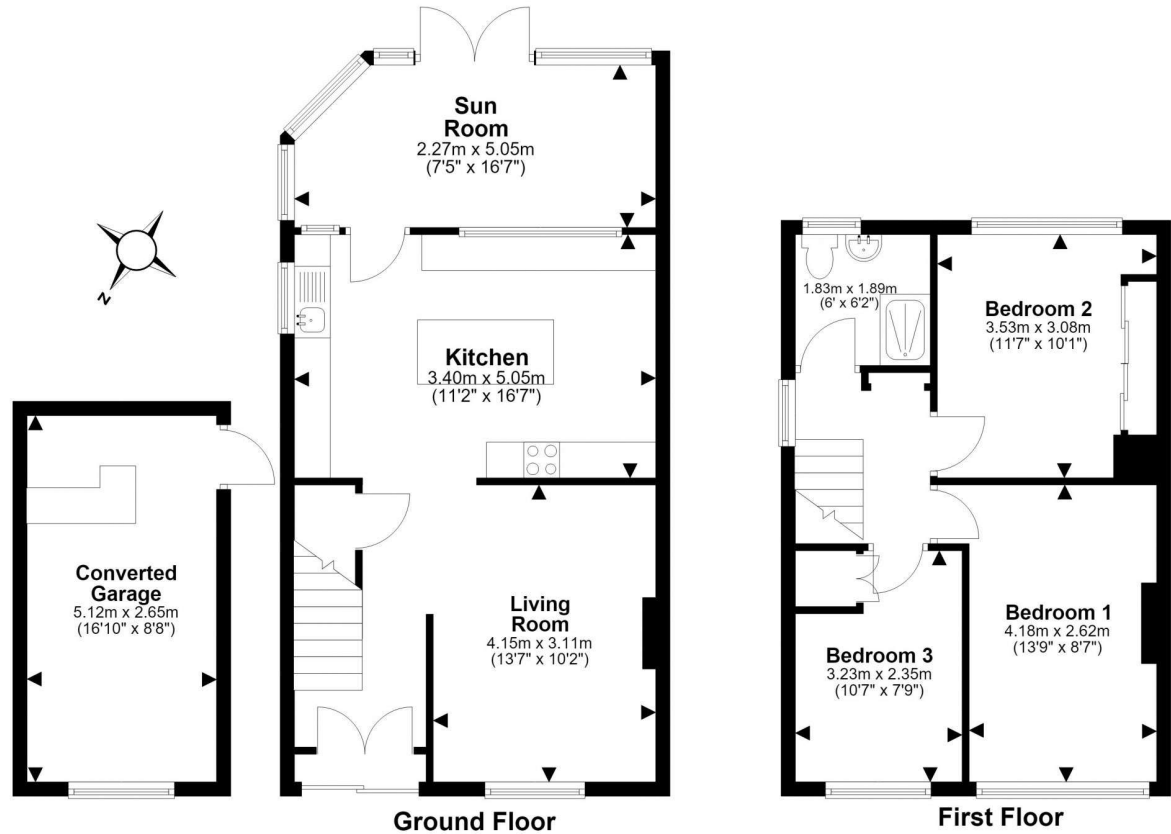
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



EPC Rating C | All curtains, blinds, the cooker, fridge, American fridge freezer, dishwasher and washing machine, and the surround system in the bar area will be included

Penicuik is a much sought-after and respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town offers a comprehensive range of amenities to cater for all needs, supported by the usual 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 Hills Region Park is also easily accessible, and there is skiing and the Apline Coaster 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 Edinburgh city centre.





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.