

KILGOUR

PROPERTY



53 Falkland Drive, Penicuik, EH26 0SS





- Living Room
- Kitchen/Dining Room
- WC
- 4 Bedrooms (Master en-suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Garage
- Private Gardens
- Private Driveway
- Council Tax – Band F
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

Description

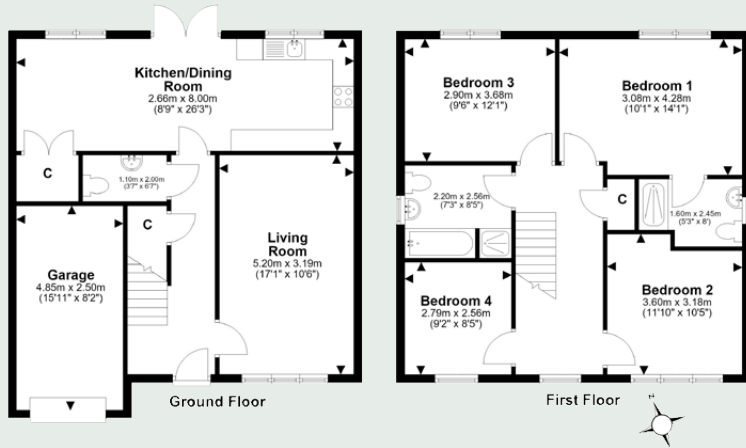
A beautifully presented four-bedroom detached family home that offers spacious and flexible accommodation, ideal for families and professionals alike. The home features bright and well-proportioned living spaces with a Living Room, Kitchen/Dining Room, WC and four comfortable bedrooms (Master en suite) and a modern bathroom, gas central heating and double glazing,

Externally there is private outdoor space perfect for relaxing or entertaining. The property also benefits from a private driveway and garage combining practicality with a desirable layout, this superb home presents an excellent opportunity for buyers seeking a well-maintained property in a sought-after residential area.

Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking, and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools. Due to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services



1 4 2 B 
A
B
C
EPC BANDF 
COUNCIL TAX BAND

Living Room	17'1 x 10'6	5.20m x 3.19m
Kitchen/Dining Room	8'9 x 26'3	2.66m x 8.00m
WC	3'7 x 6'7	1.10m x 2.00m
Bedroom 1	10'1 x 14'1	3.08m x 4.28m
Master En suite	5'3 x 8'0	1.60m x 2.45m
Bedroom 2	11'10 x 10'5	3.60m x 3.18m
Bedroom 3	9'6 x 12'1	2.90m x 3.68m
Bedroom 4	9'2 x 8'5	2.79m x 2.56m
Bathroom	7'3 x 8'5	2.20m x 2.56m
Garage	15'11 x 8'2	4.85m x 2.50m





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