

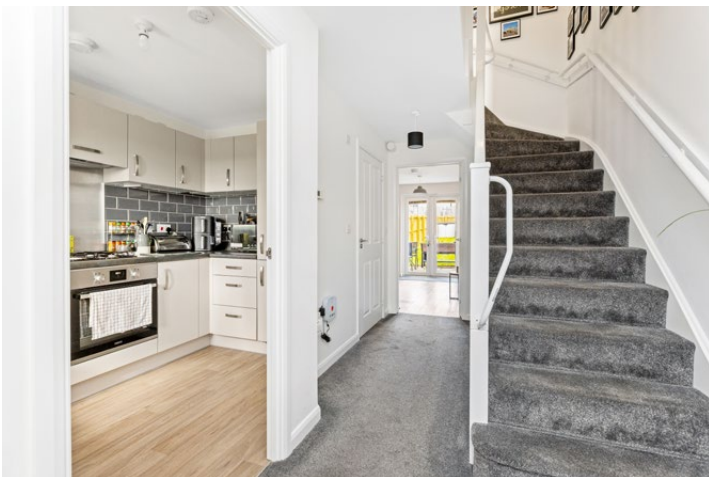
KILGOUR

PROPERTY



24 Meikle Drive, Penicuik, EH26 0FZ





- Spacious Lounge/Diner
- Separate Kitchen
- WC
- 2 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Allocated Parking Space
- Open Outlook
- Council Tax – Band D
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

Description

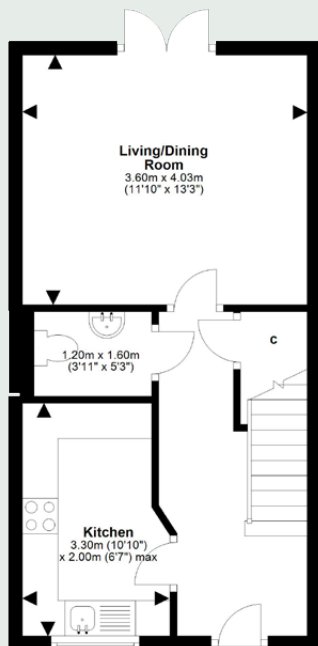
A well-presented two-bedroom mid-terrace villa offering comfortable and practical accommodation, ideal for first-time buyers, small families, or those looking to downsize. The property benefits from gas central heating, double glazing, and an allocated parking space.

Internally, the home provides bright and well-proportioned living space throughout, with a welcoming lounge, fitted kitchen, WC, two good-sized bedrooms, and a bathroom. The layout is both functional and appealing, making it a fantastic opportunity for a range of purchasers.

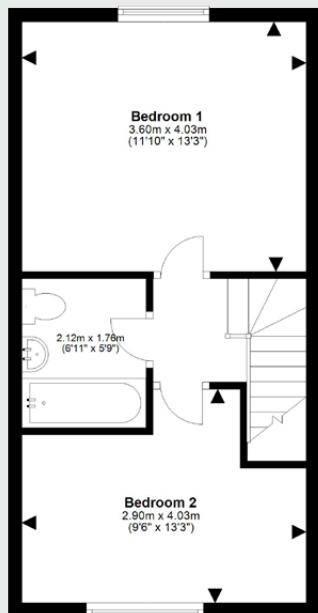
Externally, the property enjoys well maintained gardens to the front and rear as well as a pleasant open outlook from the front.

Location

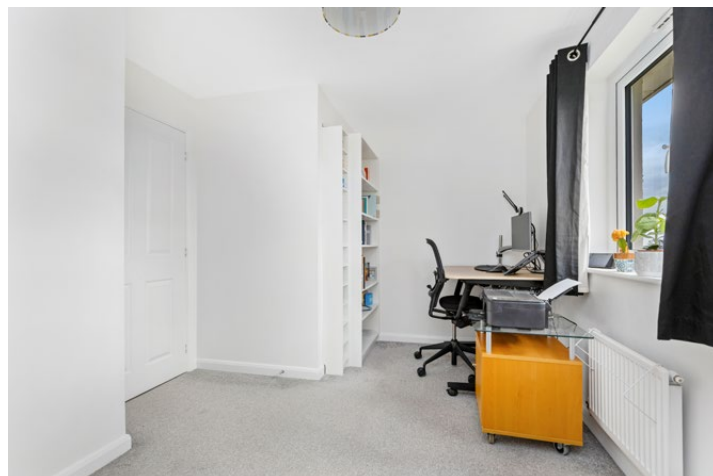
Penicuik is a popular Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets and the Ikea store. 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.

1 2 1 C
B
D
EPC BANDD
COUNCIL TAX BAND

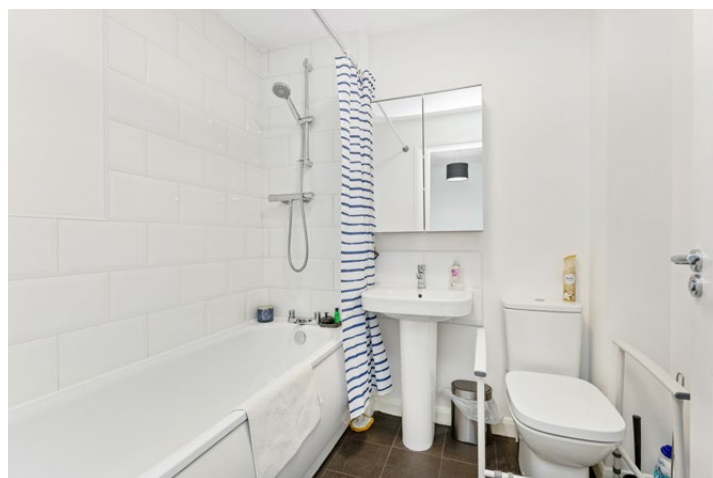
Ground Floor



First Floor



Lounge/Dining Area	13'3 x 11'10	4.03 x 3.60m
Kitchen	10'10 x 6'7	3.30 x 2.20m
Bedroom 1	13'3 x 11'10	4.03 x 3.60m
Bedroom 2	13'3 x 9'6	4.03 x 2.90m
Bathroom	6'11 x 5'9	2.12 x 1.76m







KILGOUR
PROPERTY

95 Clerk Street, Loanhead,
Midlothian EH20 9RE
enquiries@kilgourproperty.co.uk
0131 273 5233

kilgourproperty.co.uk

rightmove 

ZOOPLA

 OnTheMarket.com

 PrimeLocation