



120 Eskhill, Penicuik, Midlothian, EH26 8DQ



## Welcome

Welcome to 120 Eskhill a well-appointed semi-detached residence, ideally suited to first-time buyers, families, and professional couples. Situated in a peaceful cul-de-sac within a highly desirable residential development in Penicuik, is this bright and spacious home, featuring two double bedrooms, plus study/bed/box room on the ground floor. The property is conveniently located for local amenities and transport links, making it an excellent choice for those seeking both comfort and practicality. The accommodation, arranged over two levels, has been meticulously maintained and enhanced by the current owner, offering generous living spaces throughout. Externally, the house benefits from private front and rear gardens, a detached garage and an additional brick-built workshop/bike shed with a driveway providing off-street parking. Given the outstanding sought-after location, early viewing is strongly recommended to avoid disappointment.

- Entrance hallway with stairs to the upper level
- Bed/study box room with window to the side
- Spacious living room with front facing window, and wall mount electric fire
- Dining room with rear facing window
- Fitted kitchen with a range of modern handleless base, wall, and larder units, worktops with matching splashbacks, under unit, pelmet and plinth lighting, with a range of integrated and free-standing white goods
- Upper hallway with boiler store cupboard, Ramsey ladder access to a loft, floored with a light
- Bedroom one with window to the front and large built-in wardrobes
- Bedroom two with window to the rear, fitted units and wardrobes
- Family bathroom with three-piece white suite, raindrop shower and attachment over the bath, shower screen, wc and sink with combined vanity unit, fitted with wet wall panelling and a heated towel radiator
- Gas central heating and double glazing
- Lovely private garden grounds to the front and rear with areas for relaxation and entertaining
- Detached garage with light and power and rear brick-built bike store/workshop





## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It, therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing. Penicuik, about seven miles south of Edinburgh, is one of Midlothian's largest towns. It offers diverse shopping, recreation, and leisure options, as well as well-rated primary and secondary schools. The town has regular public transport to Edinburgh and nearby areas, with easy access to the City Bypass, motorway network, Edinburgh Airport, and Queensferry Crossing.

## Extras

All Floor coverings, light fittings, blinds where fitted, all integrated appliances and any remaining white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items may be included by negotiation and are subject to offer.



# Get in touch

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Property Hub:

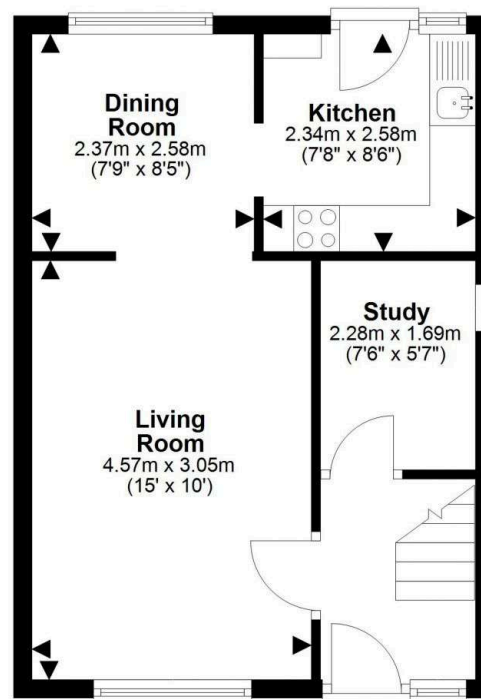
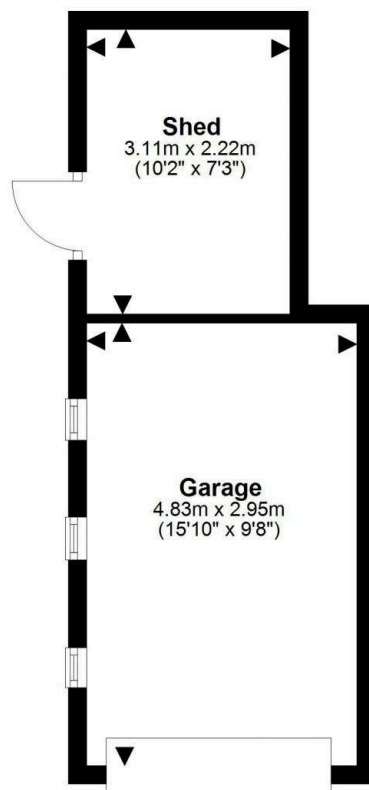
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

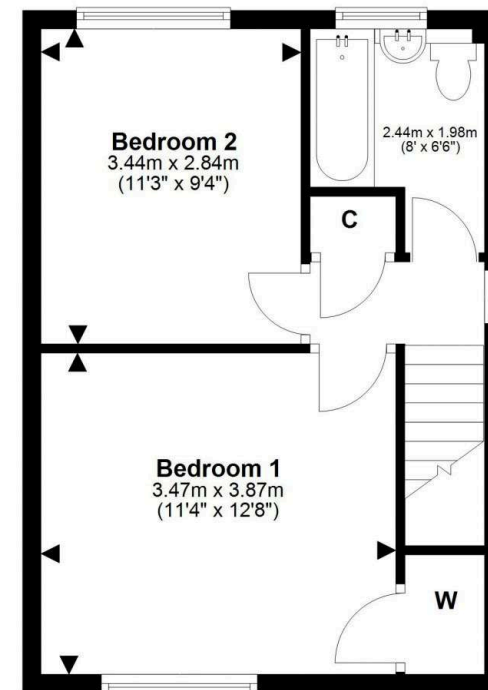
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.