

KILGOUR

PROPERTY



38 Cuikenburn, Penicuik, EH26 0JQ





- Spacious Lounge
- Kitchen/Dining Room
- WC
- 4 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Garage
- Council Tax - Band C
- EPC - Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

A superbly presented and extended mid terrace family home boasting a generous plot within a popular and sought after residential area that is close to amenities and very well placed for commuting.

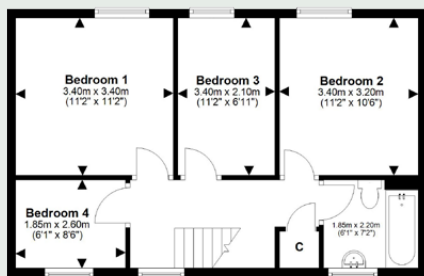
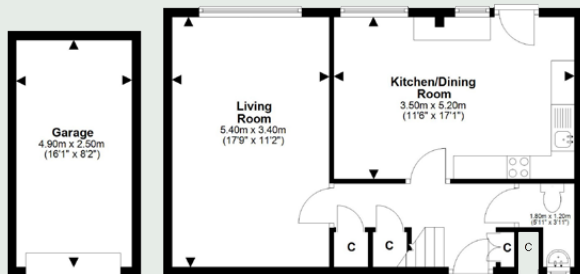
The flexible accommodation has gas central heating throughout and is double glazed.

Externally there very well maintained private gardens to the front and rear as well as an allocated garage.

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 4 1 D
R
B
C
EPC BANDC 
COUNCIL TAX BAND

Lounge	17'9 X 11'2	5.40m x 3.40m
Kitchen/Dining Room	11'6 x 17'1	3.50m x 5.20m
Bedroom 1	11'2 x 11'2	3.40m x 3.40m
Bedroom 2	11'2 x 10'6	3.40m x 3.20m
Bedroom 3	11'2 x 6'11	3.40m x 2.10m
Bedroom 4	6'1 x 8'6	1.85m x 2.60m
Bathroom	6'1 x 7'2	1.85m x 2.20m
WC	5'11 x 3'11	1.80m x 1.20m
Garage	16'1 x 8'2	4.90m x 2.50m







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