



52
Esk Bridge
Penicuik
EH26 8QR





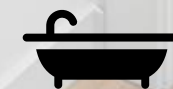
Connell & Connell are delighted to present to the market this spacious and immaculately presented two bedroom first floor apartment in a modern factored development conveniently placed within walking distance to Penicuik town centre and excellent local amenities.

The accommodation comprises:

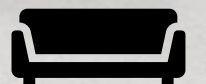
- Entrance hallway with storage cupboard and intercom
- Dual aspect living room with balcony overlooking the gardens.
- Kitchen fitted with a range of base and wall mounted units. Integrated appliances and utility room off. Space for dining.
- Two double bedrooms. Main bedroom benefitting from en suite shower room and both have built in storage.
- Bathroom comprising of enclosed cistern toilet, vanity basin with mirror over and bath with mains valve shower. Heated towel rail.
- Beautifully landscaped communal grounds
- Allocated parking space and visitors parking
- Gas central heating and double glazing



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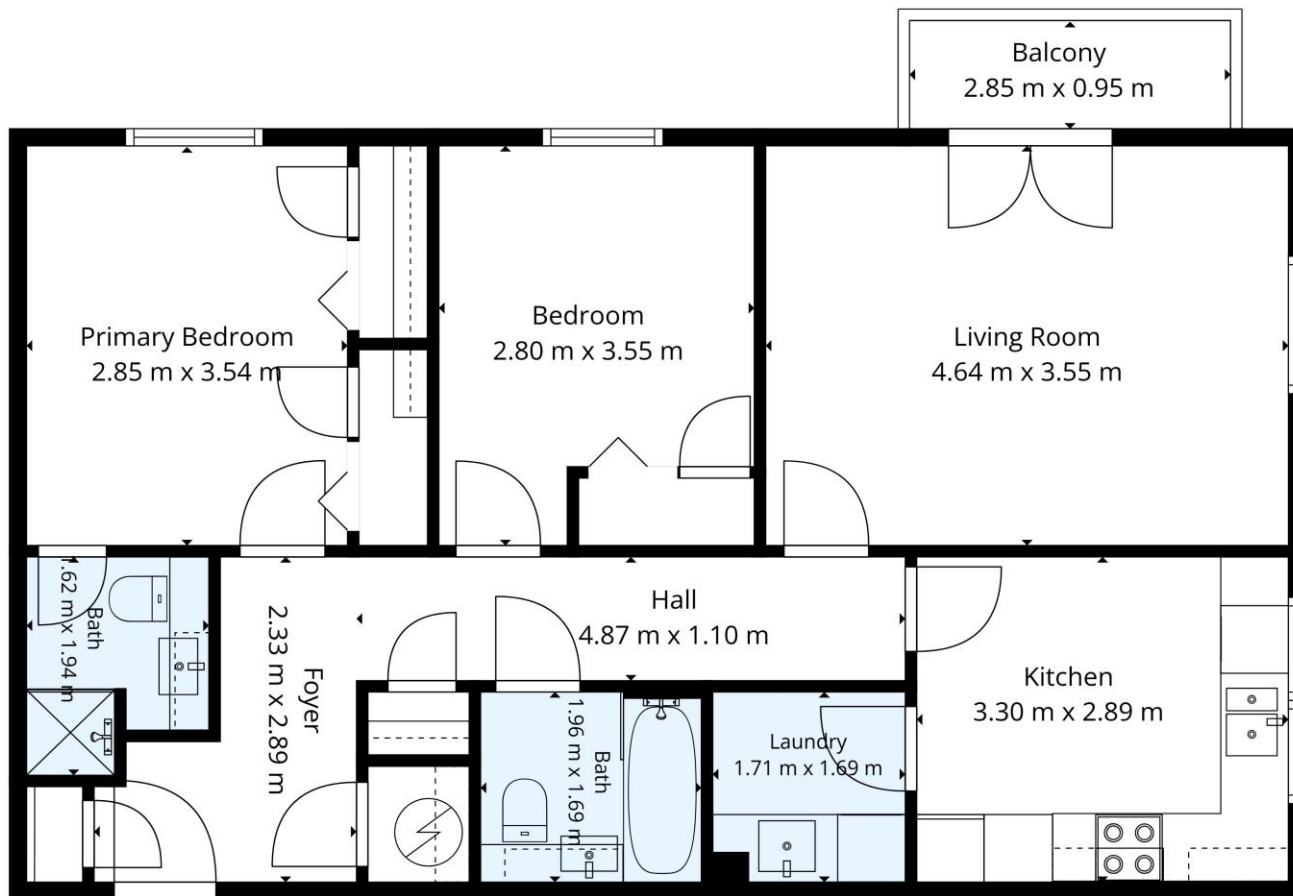
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Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, independent shops, community owned and run Penicuik Storehouse, Tesco and Lidl supermarkets, post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library and a leisure centre with a gym and swimming pool. Lying between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.

EPC Band- B

Council Tax Band- D

Factor- Charles White Approx £150 per month including buildings insurance









CONNELL & CONNELL^{WS}
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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.


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