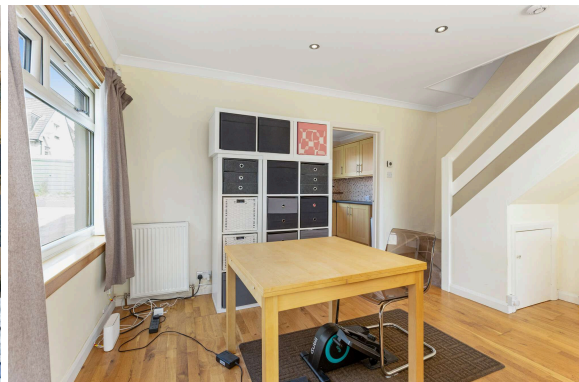




101 Carlops Road
PENICUIK | EH26 9HU


warners
solicitors & estate agents



101 Carlops Road

PENICUIK | EH26 9HU

Superb south-west facing linked detached villa providing excellent family sized accommodation, lovely private gardens and wonderful open views, occupying a prime elevated position on the sought after Cornbank development. This is a very convenient location within easy reach of excellent local amenities, schooling, play parks, scenic walks and transport links.

This is an ideal family home set on a prime elevated spot from where you can enjoy a most pleasant open outlook to front across to playing field and the countryside beyond. The open plan living/dining room in particular, with its extra large window, is the best place to relax and take in the view. This room has a feature mantelpiece fitted with an electric fire - currently fitted with gas pipe, should you wish to change to a gas fire - and space to house a dining table for at least four people. Plenty of storage units are available within the fitted kitchen, which leads off the public room and has a door direct to the private rear garden. On the upper floor you'll find three bedrooms, two benefiting from wall-to-wall fitted mirrored wardrobes, and the fully tiled family bathroom with shower over bath. A WC facility is located off the ground floor entrance hall.

To the front is a good sized garden which is not overlooked and ideal for sitting out on the split level lawn and patio area to enjoy the sunshine and view. A private rear garden with lawn and patio area is flanked by a driveway running in from the street with parking space for two or three vehicles, leading to the attached single garage.

- Excellent family home in a quiet spot
- Living/dining room with large picture window and fireplace
- Fitted kitchen
- Three bedrooms, two with wall to wall mirrored wardrobes
- Fully tiled family bathroom with shower over bath
- Downstairs WC
- Double glazing and gas central heating/combi boiler
- Cavity wall and loft insulation
- Large split level front garden
- Private rear garden with lawn and patio
- Long monobloc driveway
- Garage

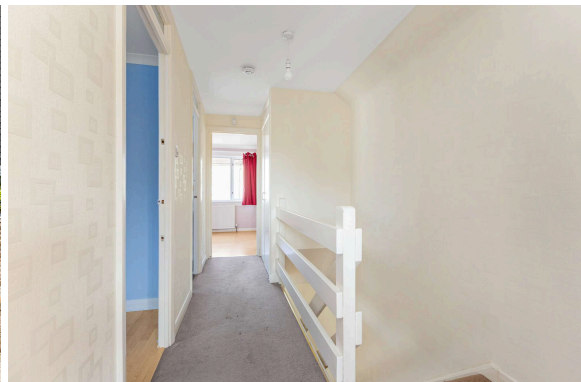
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Energy Rating C, Council Tax Band E.

All curtains, blinds, integrated appliances (dishwasher, microwave & oven) are included as are the free standing Fridge Freezer and Free standing washing machine (it's warranted till 2028).

Penicuik is a much respected town, situated approximately five miles south-west of Edinburgh. It offers a comprehensive range of amenities to cater for all needs, such as Tesco and Lidl supermarkets, chemists, doctors, banking, and a choice of eateries and bars. Further facilities can be found at the impressive Straiton Retail Park which has a number of High Street outlets including Costco, M&S Foodhall, Sainsburys, Asda and Aldi, plus Ikea, Boots, Next and various eateries. Penicuik has great recreational facilities, where you'll find a leisure centre with swimming pool and library. Scenic walks can be taken in nearby John Clerk's estate, Cornbank woods and Lowries Den. The Pentland Regional Park is also easily accessible and there is ski-ing at Hillend. Penicuik's facilities also include a skatepark, play park, basketball courts, and p tanque and astrotrurf pitches. 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.





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.