



16 Eastfield Park Road, Penicuik, Midlothian, EH26 8EX



Welcome

Welcome to 16 Eastfield Park Road, a superb opportunity for first-time buyers and those with young families. This spacious three-bedroom terraced house is situated in a popular residential area in the lovely Midlothian town of Penicuik. Conveniently located, the property is within walking distance of all local schooling and amenities. The property is presented in clean condition throughout and represent excellent value for money in today's market. The property occupies a good-sized garden plot and benefits from double glazing and gas central heating. Viewing is by appointment only and should be made at your earliest convenience.

- Entrance hallway with stairs to upper level and under stair store
- Spacious living and dining room with window to the front and rear, electric fire, and fire surround
- Fitted kitchen with wall and base units, electric hob, extractor, oven, and remaining white goods
- Upper hallway with loft access
- Main bedroom with rear facing window and full width fitted wardrobes
- Bedroom two with front facing window
- Bedroom three with front facing window and over stair storage cupboard
- Family shower room with walk-in shower and drying area, electric shower with overhead raindrop shower and attachment
- Gas central heating and double glazing
- Good sized garden grounds with ample space to relax and entertain





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.

Extras

All floor coverings, light fittings, blinds where fitted, all remaining appliances, and white goods. No warranty applies to any integrated appliances, white goods or moveable items included in the sale and these are deemed sold as seen. All remaining bedroom furniture is also available by negotiation.



Get in touch

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Property Hub:

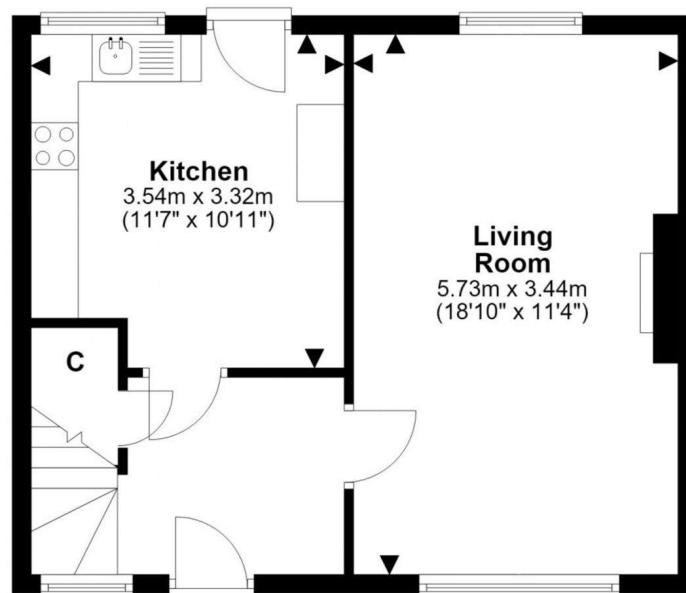
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

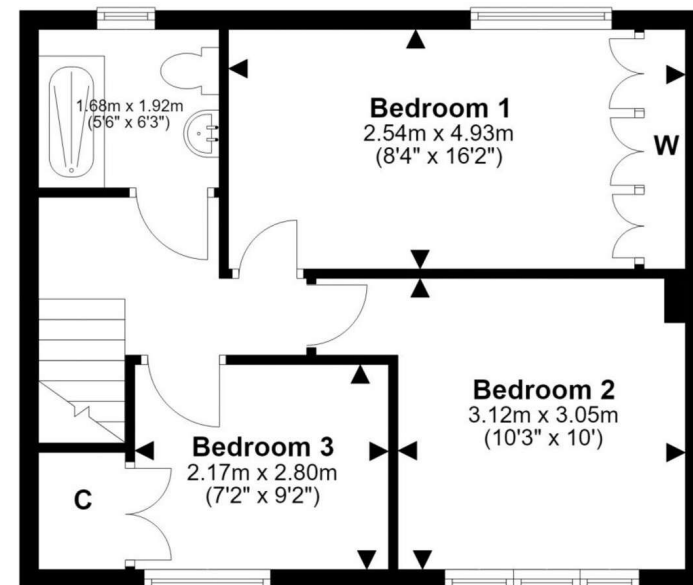
103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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.