

ninety
0131 341 6990
FOR SALE
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79 Windsor Square

Penicuik | Midlothian | EH26 8ET

OFFERS OVER
£170,000

2

DOUBLE BEDROOMS

1

BATHROOM

74m²

APPROX. AREA

C

EPC RATING

Generous accommodation, private gardens and a fully floored loft.

A spacious two bedroom home with open views and excellent links towards Edinburgh.



DUAL ASPECT LIVING ROOM



KITCHEN WITH GARDEN ACCESS

Space to settle in and make your own

LIVING SPACE

A welcoming hallway opens into a bright living and dining room extending the full depth of the home. Its dual aspect brings in excellent natural light and provides comfortable space for both lounge and dining furniture.

The fitted kitchen overlooks the rear garden and offers plentiful storage, worktop space and direct access outside.

BEDROOMS & BATHROOM

Upstairs are two generous double bedrooms. The principal bedroom has twin front-facing windows, built-in storage and open views, while bedroom two looks towards the garden and Pentland Hills.

A modern bathroom includes a white suite with shower over the bath and contemporary wall tiling.



GENEROUS PRINCIPAL BEDROOM



PRIVATE REAR GARDEN

OUTSIDE & LOCATION

Private gardens lie to the front and rear, with lawn, a paved seating area and two sheds. Windsor Square is well placed for Penicuik town centre, local shops, leisure facilities and transport connections towards Edinburgh and the City Bypass.

The essentials, at a glance

PRACTICAL INFORMATION

ASKING PRICE

Offers Over £170,000

HOME REPORT VALUE

£175,000

PROPERTY TYPE

Two storey mid terraced

APPROXIMATE AREA

74m²

COUNCIL TAX

Band B

ENERGY RATING

EPC C (71)

HEATING

Gas central heating

GLAZING

Full double glazing

PARKING

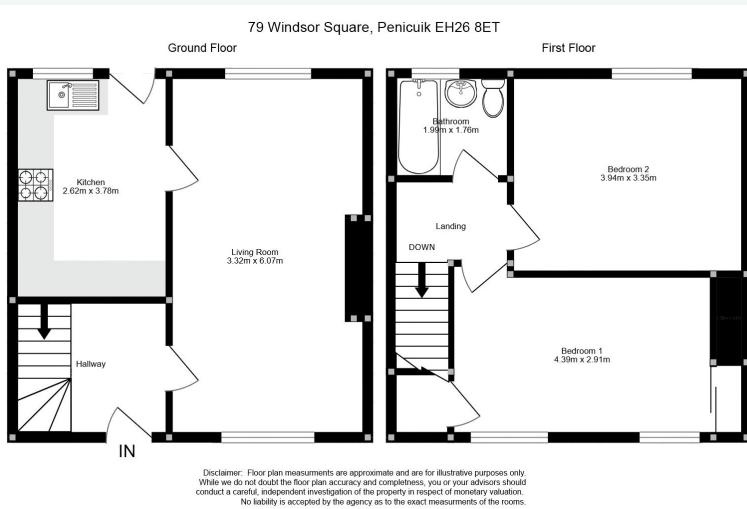
Unrestricted on street

OUTSIDE

Private front & rear gardens

ADDITIONAL STORAGE

Fully floored loft



Measurements are approximate and for guidance only.

Arrange your viewing

Speak to Ninety Property for further details or to book an appointment.

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