



10 Silverburn Drive, Penicuik, Midlothian, EH26 9AQ



## Welcome

Welcome to 10 Silverburn Drive, a superb family home in a terrific location within walking distance to Primary and Secondary Schooling. We are delighted to present this bright and spacious three-bedroom semi-detached home, set in a much sought-after residential area in the lovely Midlothian town of Penicuik. Situated in a quiet cul de sac, with stunning open views to the Pentland Hills, this property would make the ideal choice for those with families given its proximity to schooling and amenities. The property has been upgraded by the current owners three years ago with technology in energy efficiency, featuring an Air Source Heat Pump, and Solar Panels with Battery Storage Pack all monitored through an easy-to-use phone app. It is offered to the market in clean condition throughout, benefiting from private garden grounds to the front and rear with a driveway for off street parking, a garage providing handy additional storage, wonderful open views to the front and an additional visitor parking area within the cul de sac. This ideal family home, its location, and energy saving benefits, are sure to attract a lot of interest, and we would therefore recommend viewing at your earliest convenience.

- Entrance hallway
- Spacious living room with window to the front and living flame gas fire (capped supply)
- Dining room with rear facing window
- Fitted kitchen with a range of base and wall units, Neff induction hob, AEG oven, Bosch washing machine, under counter fridge and under counter freezer
- Upper hallway with loft access, store cupboard, and side facing window
- Bedroom one with stunning views towards the Pentland Hills
- Bedroom two with rear facing window and built-in storage
- Bedroom three again with views to the front and an over stair store cupboard
- Family bathroom with three-piece suite, bath with shower attachment, electric shower over the bath (back-up system), shower screen, wc and sink
- Energy saving and producing technology, smart meter, and an easy-to-use Mobile App
- Air Source Heat Pump, Solar Panels with Battery Storage Pack, and Double Glazing
- Lovely private garden grounds to the front and rear
- Driveway for off-street parking and a detached garage
- Ample additional visitor parking





## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. 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 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, integrated appliances, and remaining free-standing white goods. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.



# Get in touch

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 0131 240 3818

Property Hub:

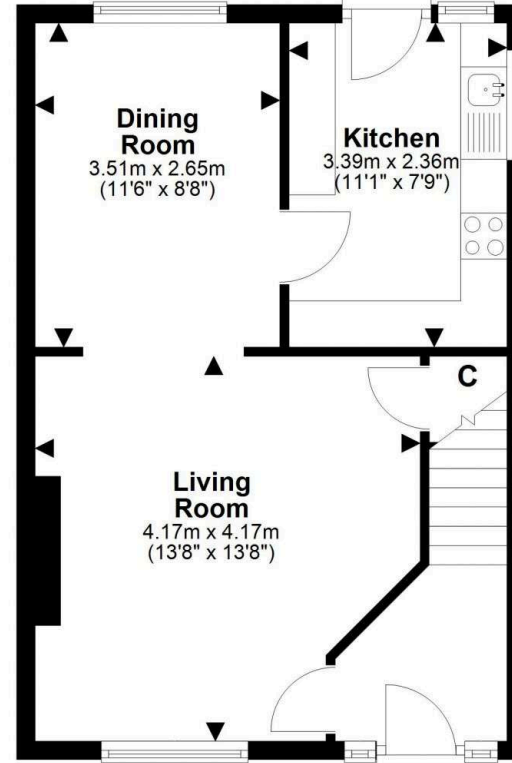
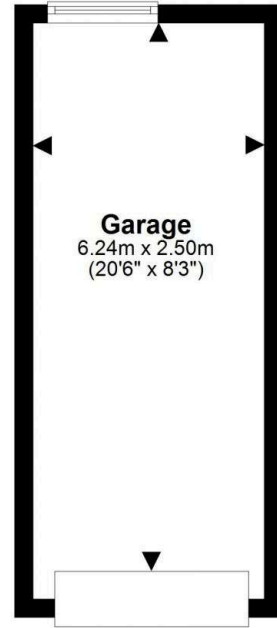
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

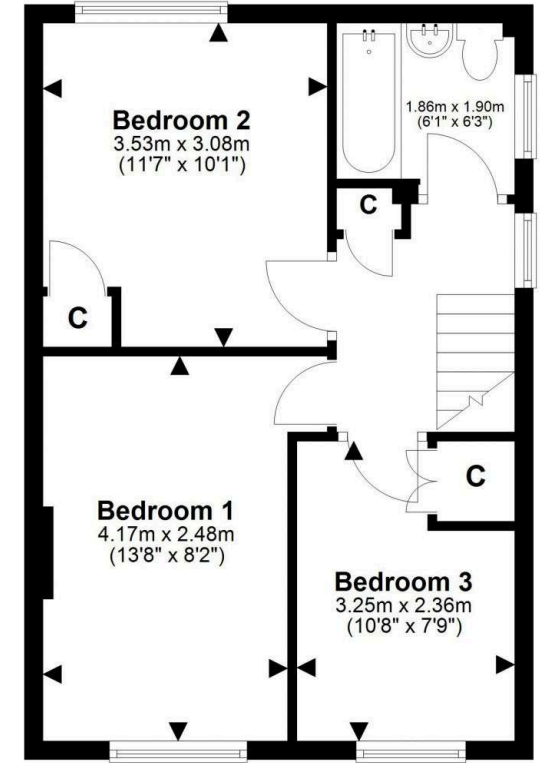
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



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.