



136 Eastfield Drive
PENICUIK | MIDLOTHIAN | EH26 8DN


warners
solicitors & estate agents



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Nestled on a quiet street in the heart of Penicuik, moments from excellent amenities, quick transport links and vast open green spaces is this spacious terraced house. Boasting front and rear gardens, gas central heating and double glazing this property would make an ideal buy in a tranquil yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and feature fireplace, a contemporary dining kitchen with attractive units and garden access and following up a carpeted staircase the upper level enjoys two well-proportioned double bedrooms (both with built-in storage) and the home is completed by a stylish bathroom with three piece suite. Externally the large, secluded rear garden is a low maintenance haven with a paved and decked sections ideal for al fresco dining and entertaining.

- Quiet street in the heart of Penicuik
- terraced house with front and rear gardens
- Welcoming hallway
- Bright lounge with feature fireplace
- Contemporary dining kitchen
- Two large double bedrooms
- Stylish bathroom
- Gas central heating
- Double glazing

Energy rating C & Council Tax Band B

All fixtures, fittings, white goods and the bedroom drawers are included in the sale.

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

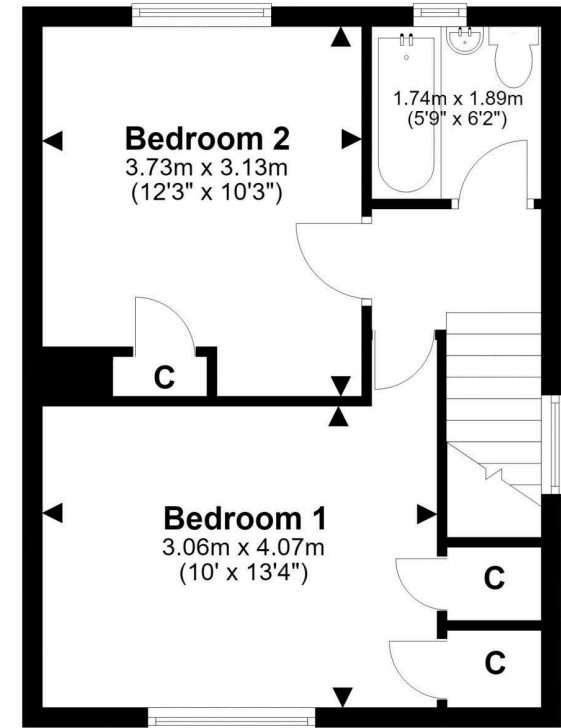
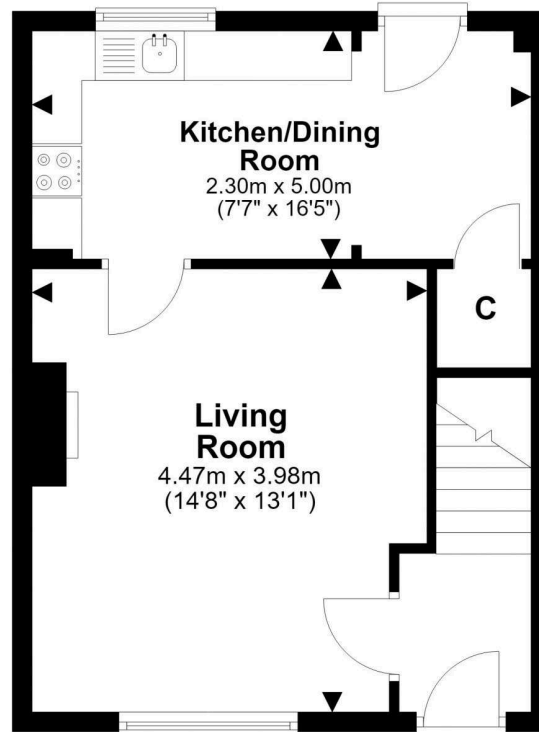
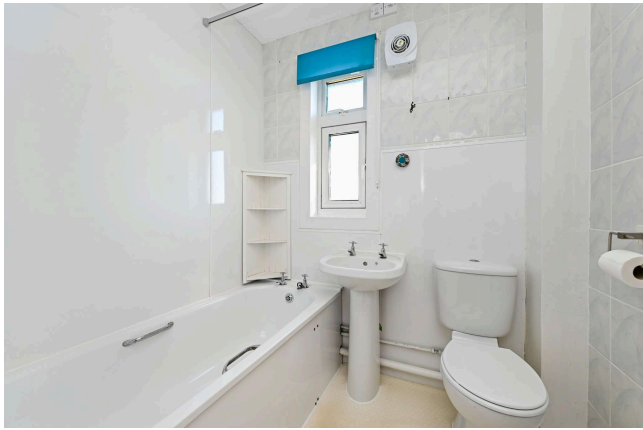




Penicuik is a highly sought-after Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of 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 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.

Note: Actual photographs of rooms in their true state, with some photographs having computer generated furniture and decorative items to show the size and layout options available with rooms.





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.