

25 Muirhead Place

PENICUIK, EH26 0LE



Superb three-bedroom semi-detached home, ideal for family living in Penicuik



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McEwan Fraser Legal is delighted to present this three-bedroom semi-detached home, which is brought to market in great condition, having been a much-loved family home for the current owner, and is ready to welcome its next.

THE LIVING ROOM



Entering via the front door, a bright living room sits to the right, flowing through into the dining room via an attractive open flat arch. The dual aspect nature of this space fills both rooms with natural light throughout the day, creating a wonderfully sociable area for family life and entertaining.

THE DINING ROOM



THE KITCHEN



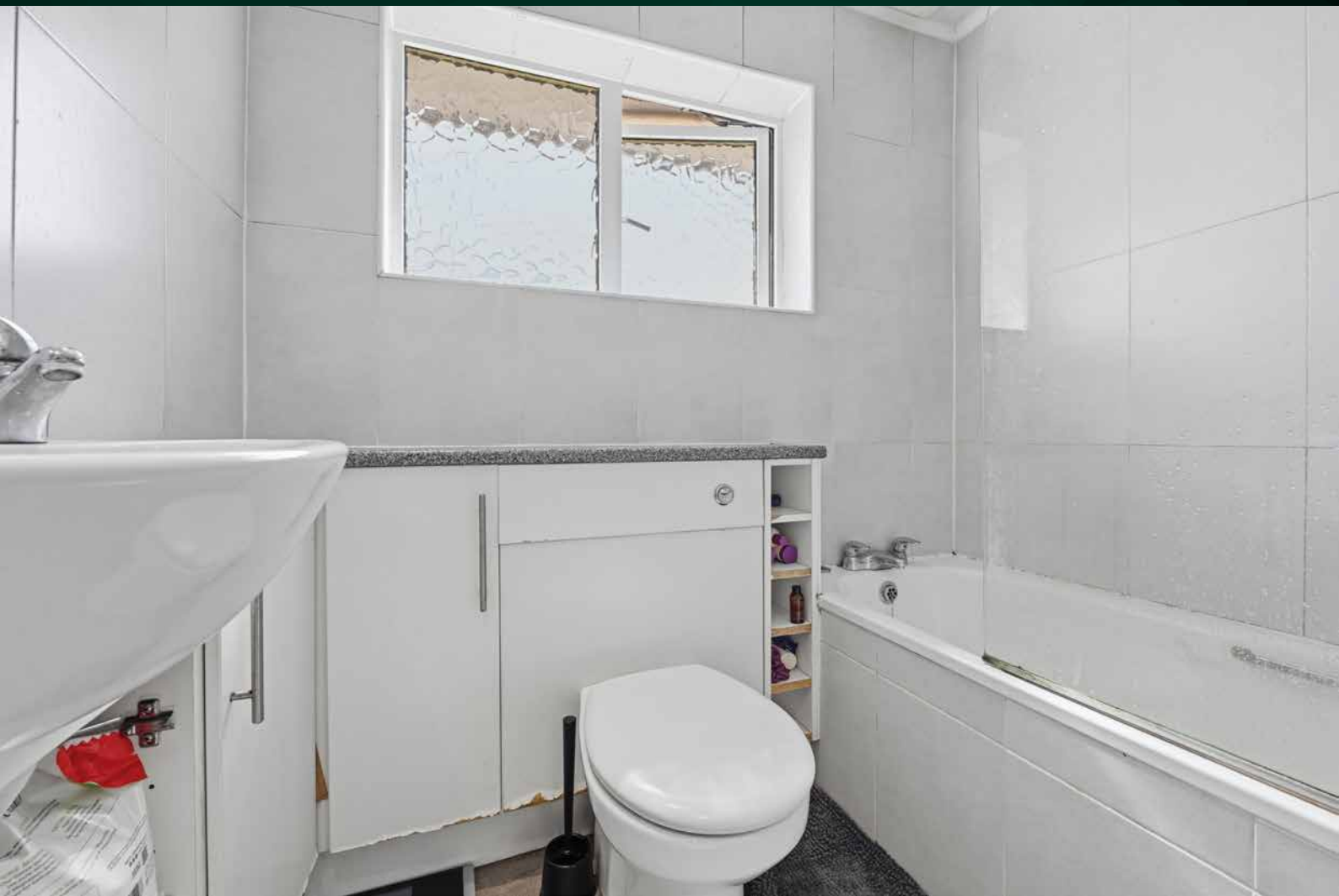
The dining room in turn leads to the modern kitchen, fitted with a gas hob, oven and freestanding fridge freezer, along with a dishwasher and washing machine. A rear door provides convenient access straight out to the garden, perfect for the summer months.



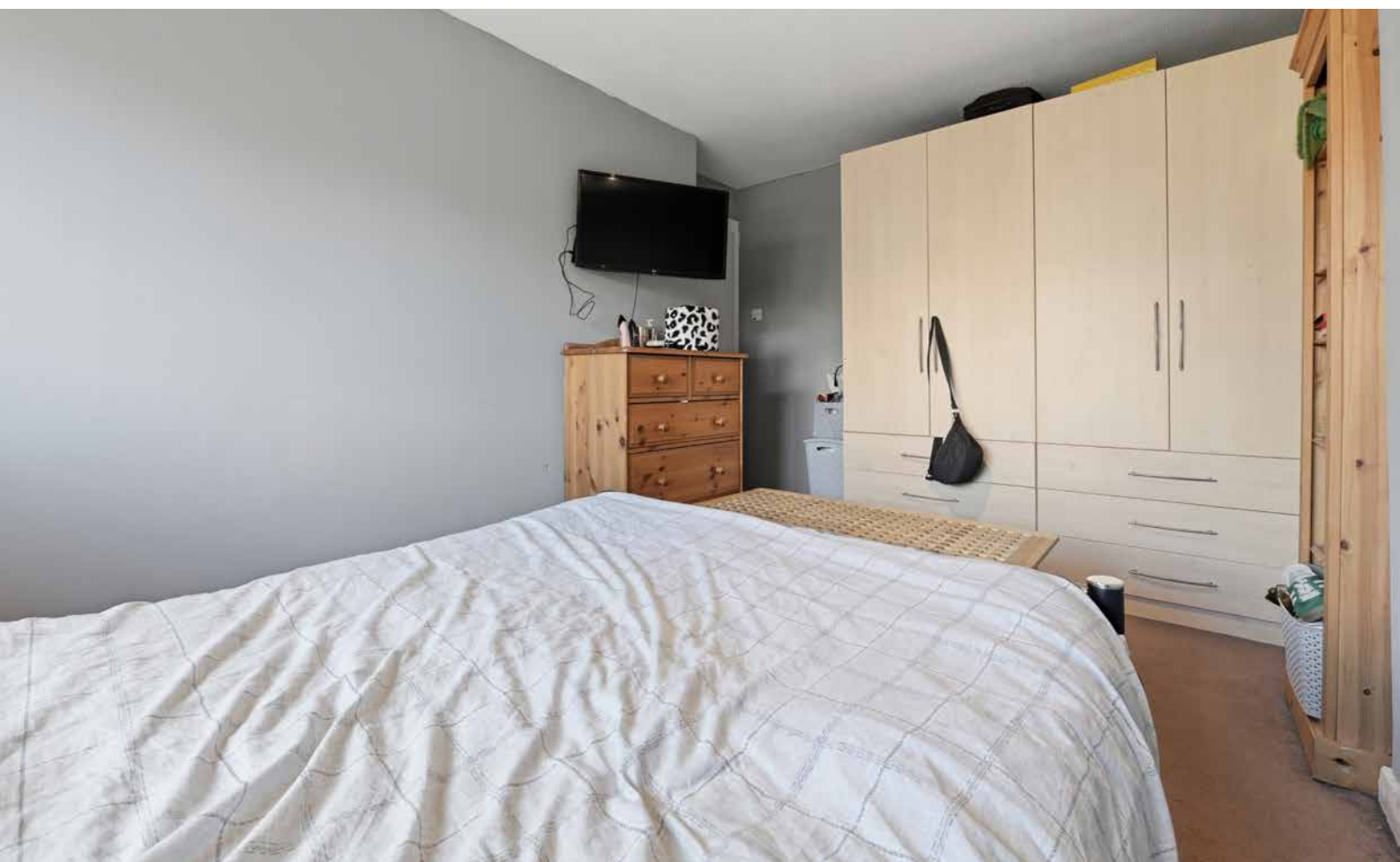
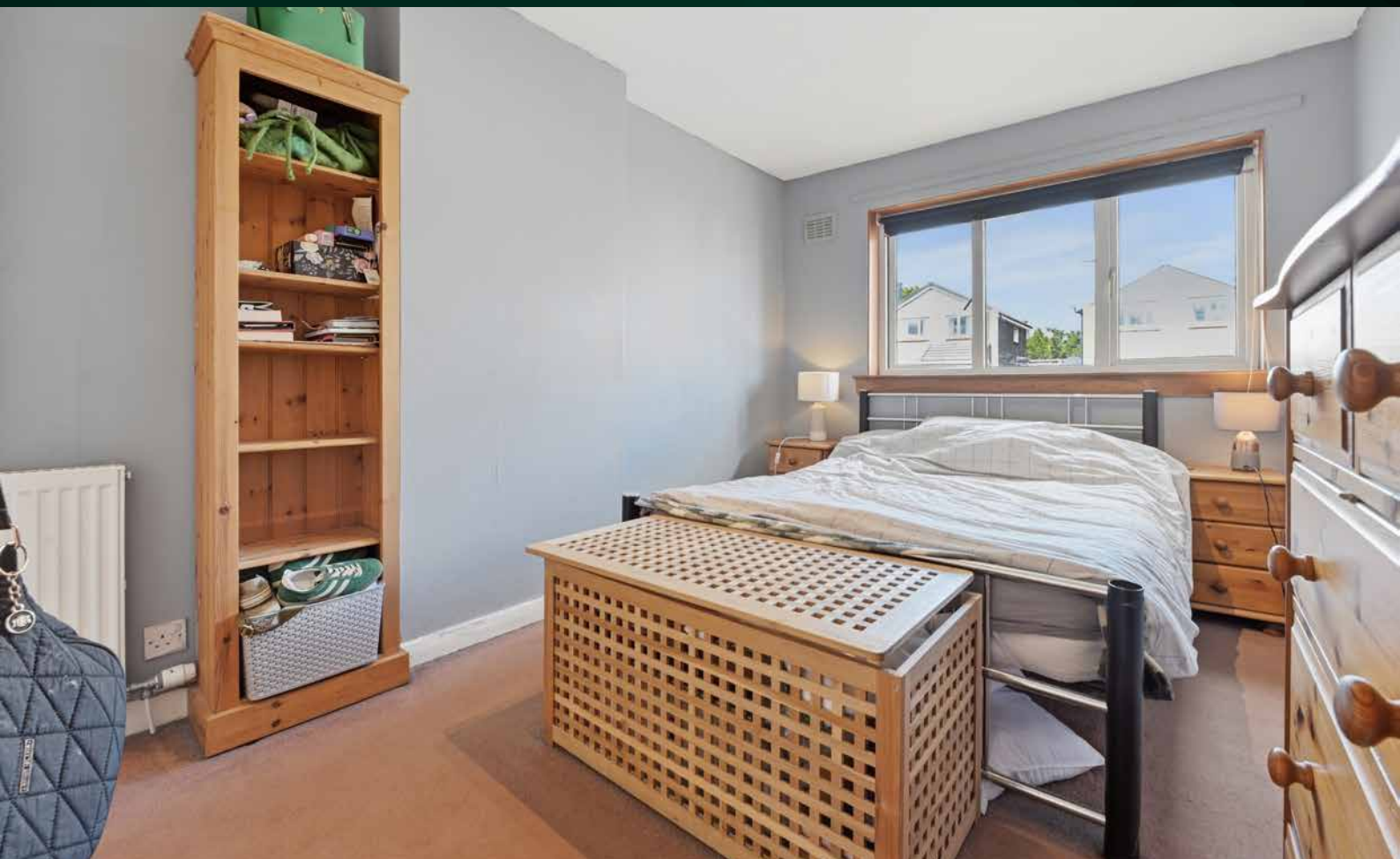


Upstairs, the property offers three bedrooms, each benefiting from either integrated storage or ample floor space to accommodate freestanding units, giving real flexibility for a growing family.

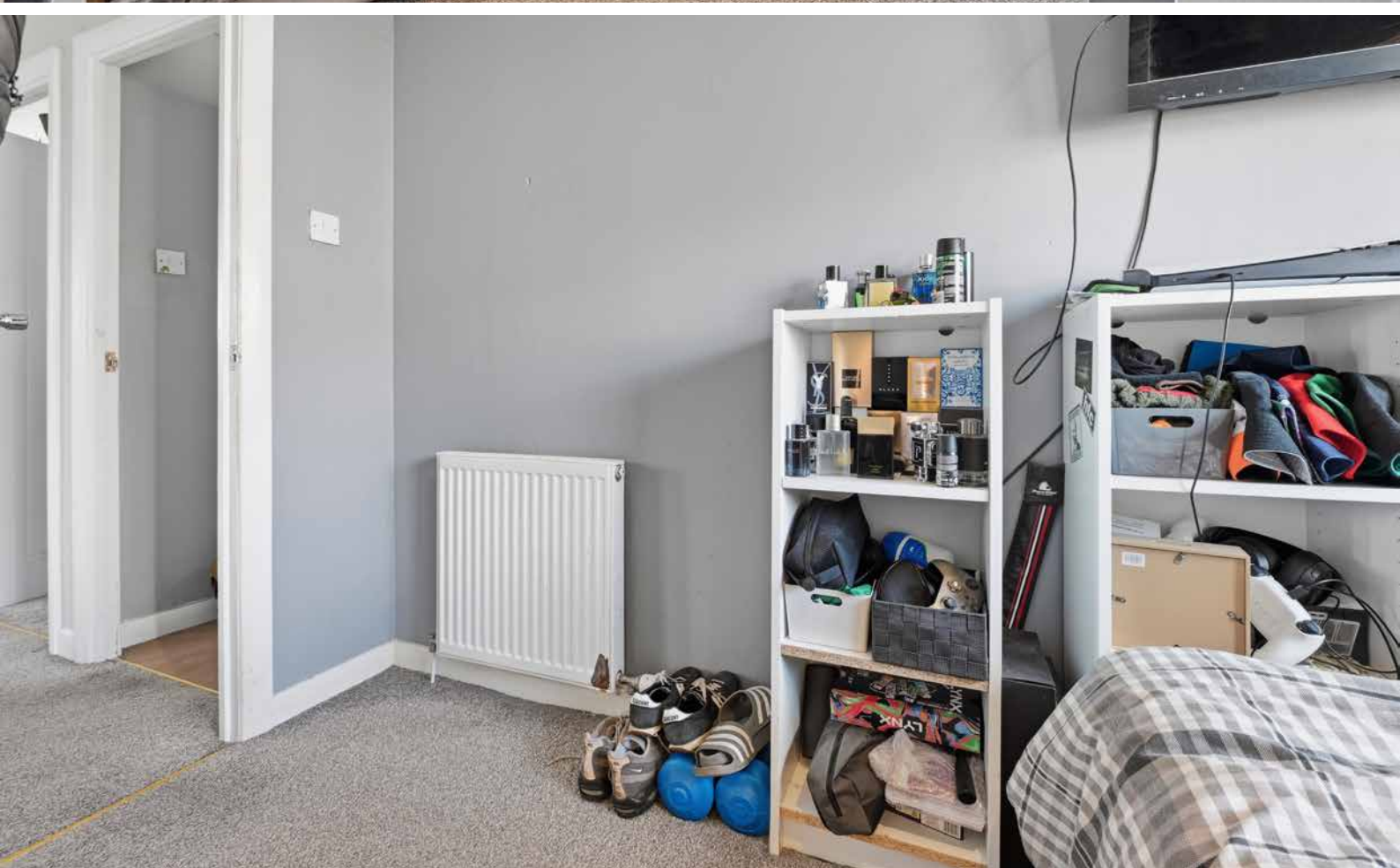
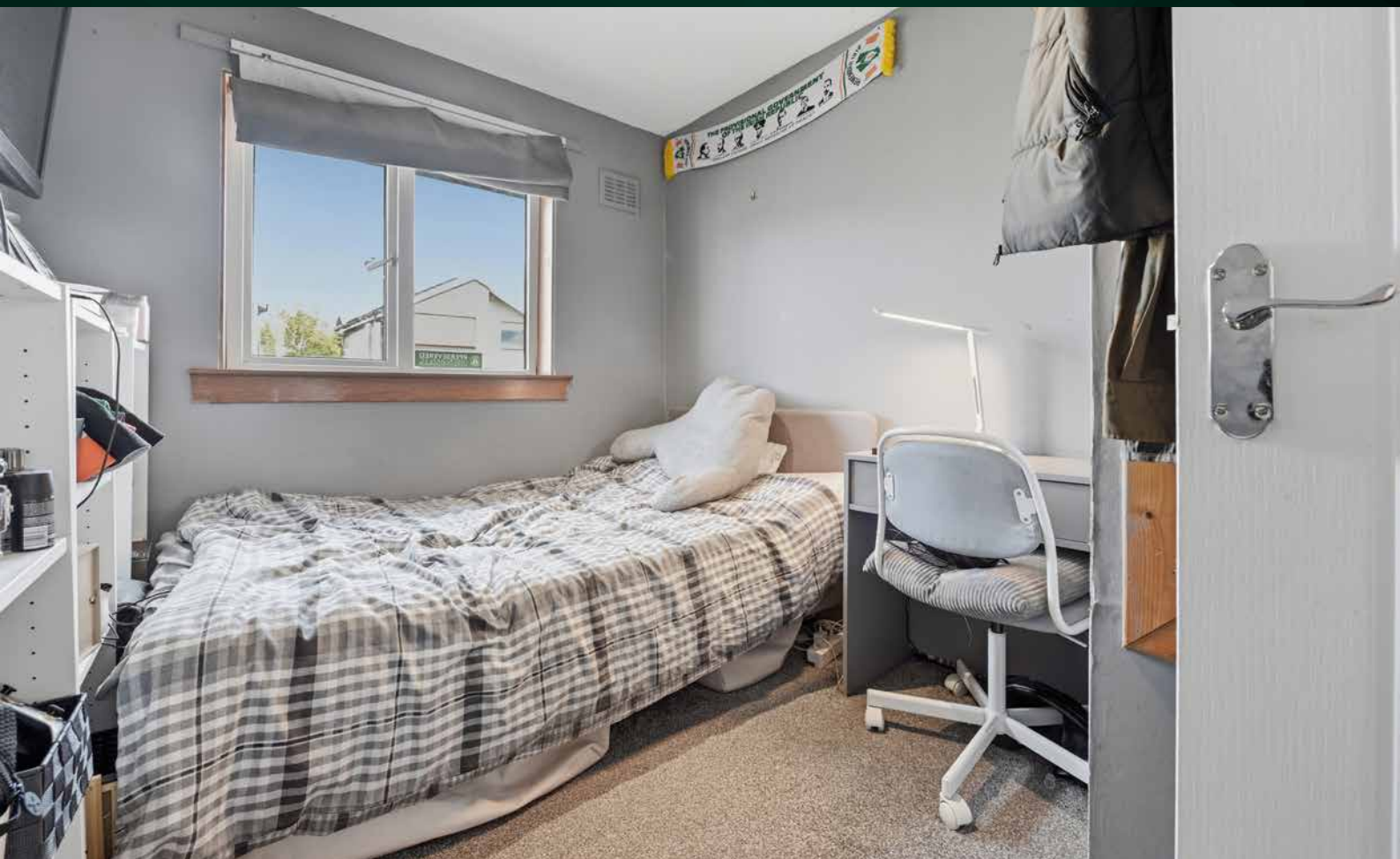
THE BATHROOM



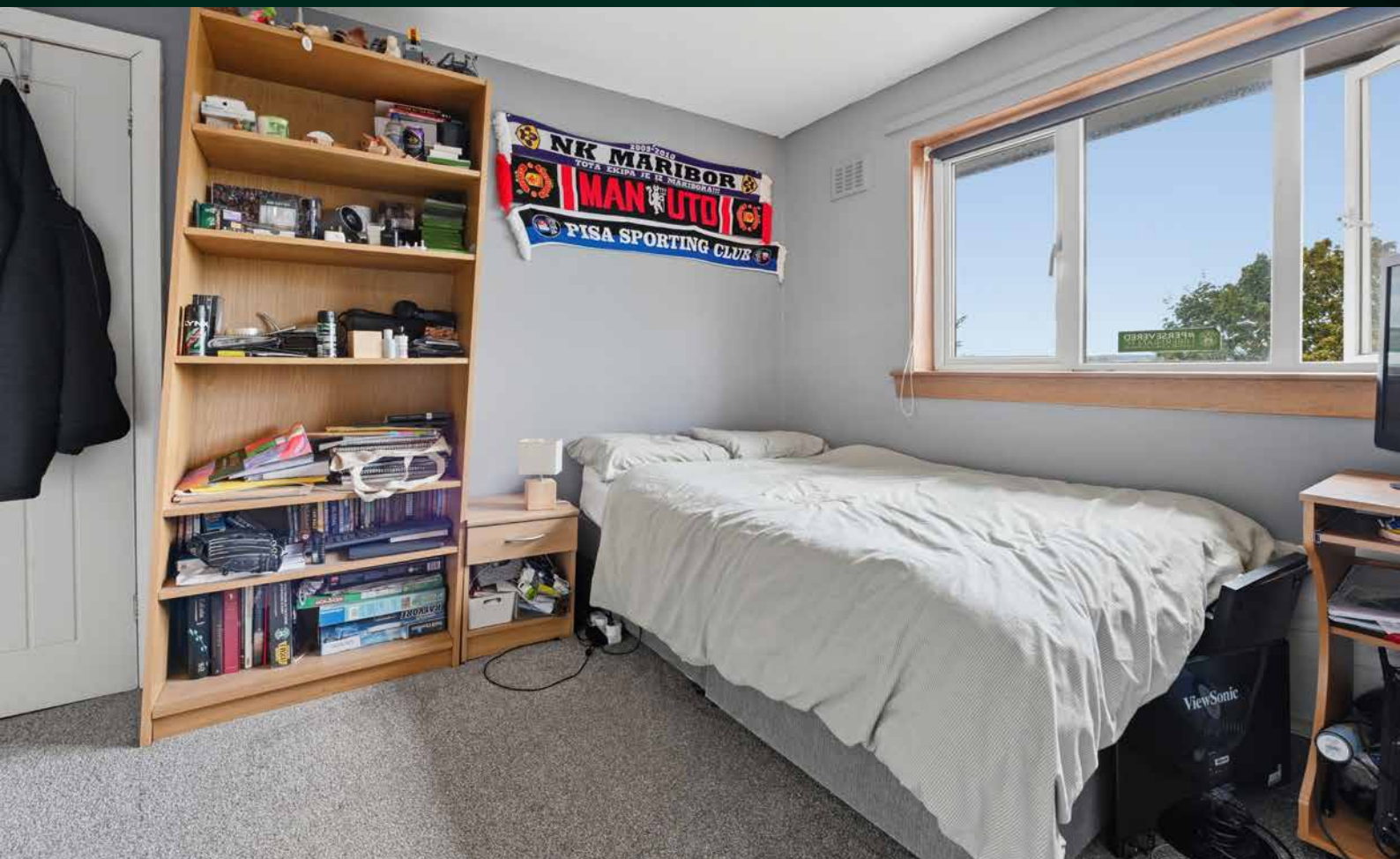
BEDROOM 1



BEDROOM 2



BEDROOM 3



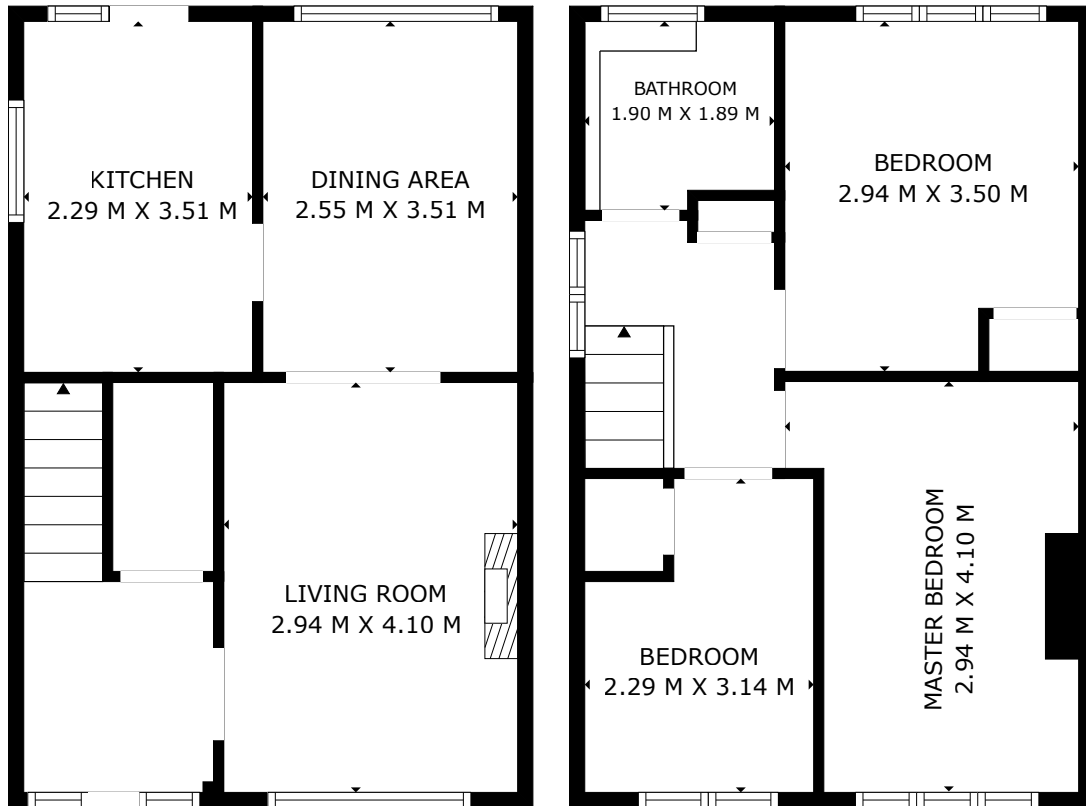
Externally, a driveway leads to the garage, offering off-street parking and further storage. To the rear, a well-proportioned garden includes newly installed decking, an ideal spot for outdoor dining and relaxing.

An early viewing is highly recommended to appreciate everything this super family home has to offer.

EXTERNALS

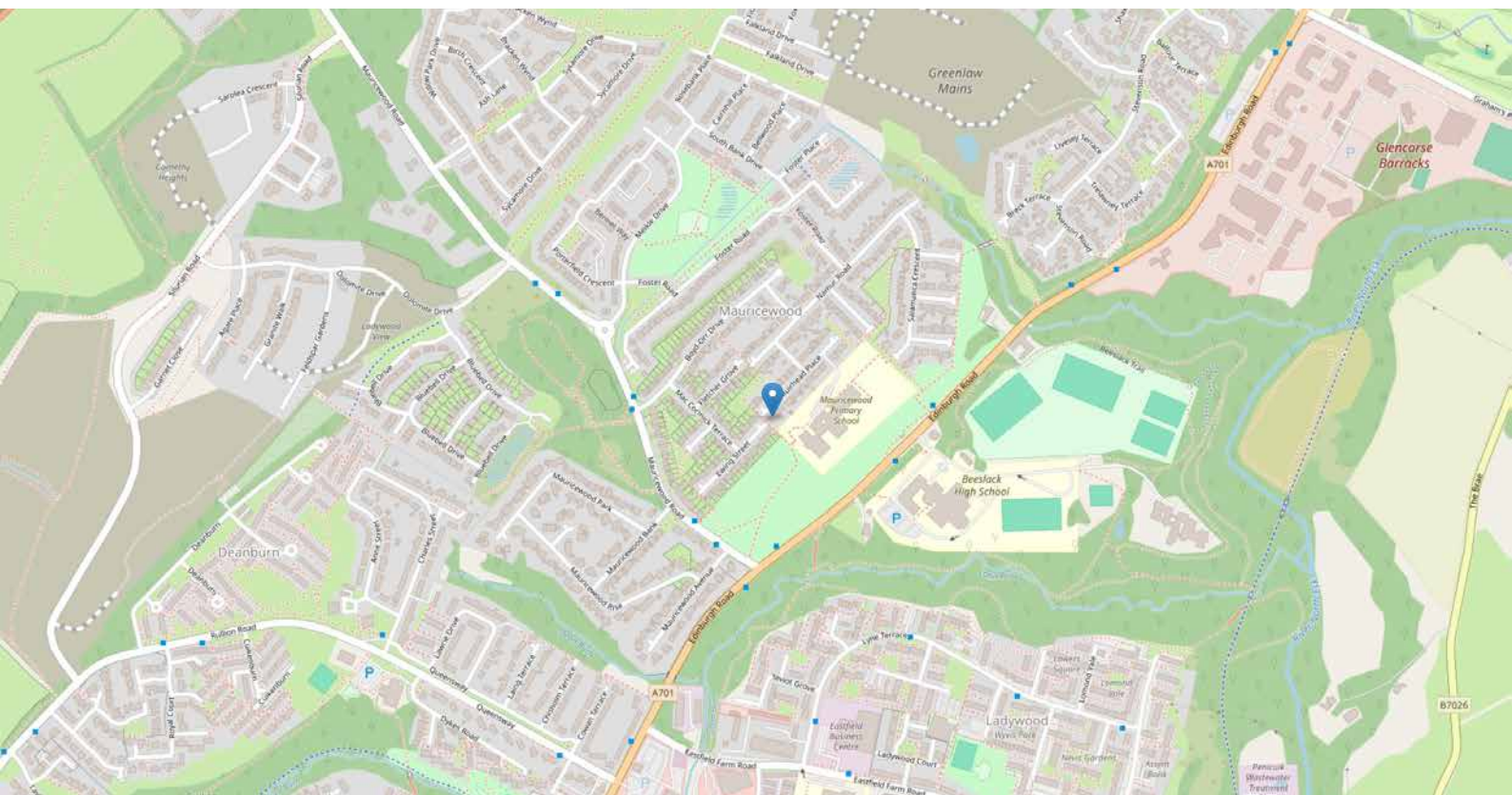


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 79m² | EPC Rating: C



THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times.





Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity.

Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the wide variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury's and Marks & Spencer.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.



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