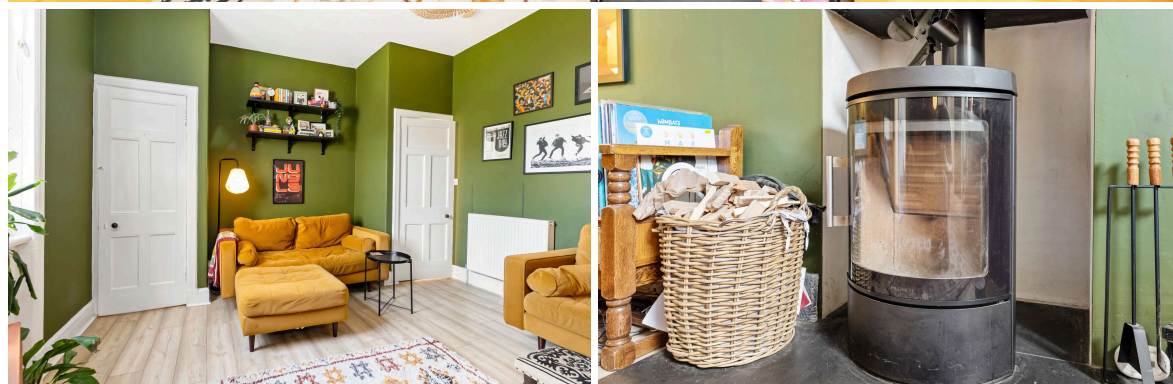
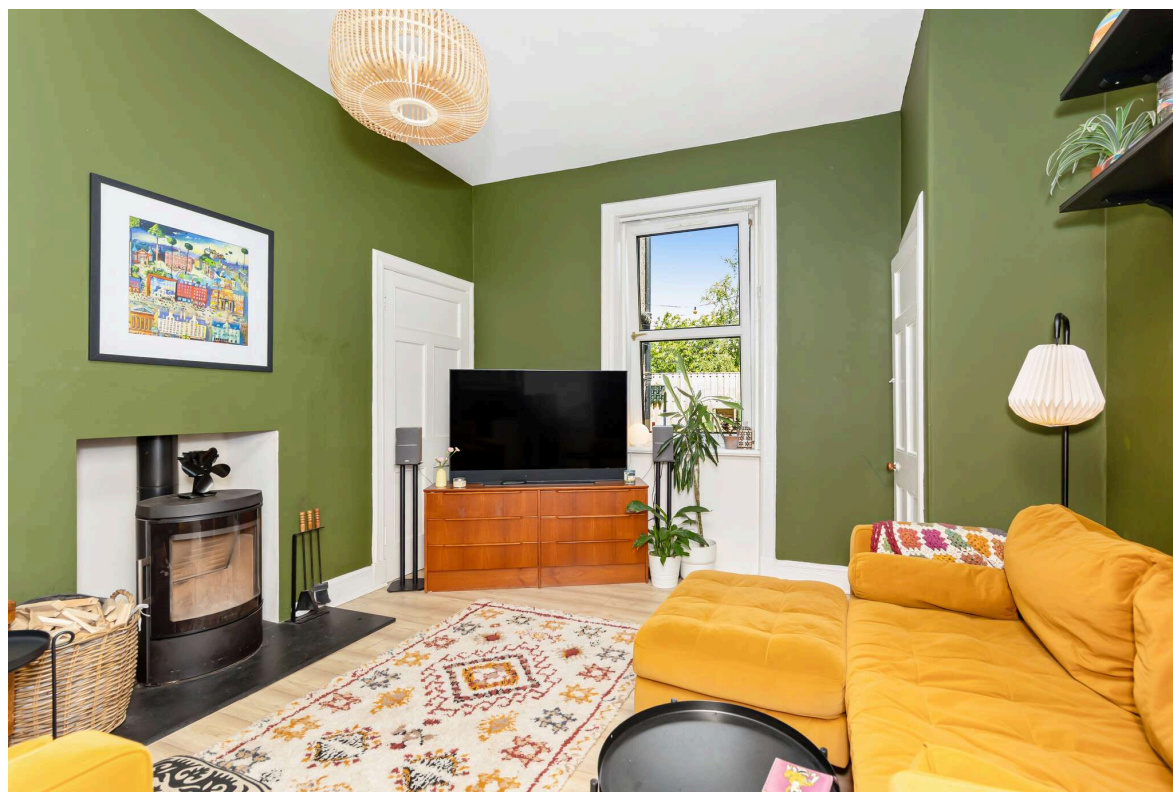




THE LEGION
FREE HOUSE
POOL & DARTS

64 Kirkhill Road
PENICUIK | EH26 3JF


warners
solicitors & estate agents



64 Kirkhill Road
PENICUIK | EH26 8JF

Warners are delighted to present this beautifully presented extended mid-terraced cottage, forming part of a charming traditional stone-built terrace in the popular Midlothian town of Penicuik. Enjoying open rural views and a wealth of period character, this stylish home successfully combines traditional features with contemporary decor and modern finishes, creating a superb home ideally suited to first-time buyers, professionals and downsizers alike. The accommodation is entered via a generous entrance vestibule, providing excellent space for outerwear and leading through to the welcoming hallway. To the front, a versatile double bedroom enjoys attractive period features including cornicing, a press cupboard and feature fireplace, offering flexibility as either a bedroom or additional sitting room. To the rear, the spacious living room forms the heart of the home, featuring a stylish multi-fuel burning stove, Edinburgh press and enjoys views to the rear garden. A rear hallway provides access to the modern fitted kitchen, which is equipped with a range of contemporary units, quality worktops and integrated appliances, with a door leading directly to the rear garden. Upstairs, there is a bright double bedroom enjoying pleasant open views and built-in wardrobe storage. A generous box room provides excellent flexibility and could make an ideal home office, dressing room or nursery, while the bathroom is fitted with a modern three-piece suite and shower over bath. Externally, the property benefits from a generous enclosed rear garden incorporating lawn, stoned and patio areas, providing an ideal space for outdoor dining and entertaining. A shared lane to the rear offers convenient access to on-street parking. Further benefits include gas central heating, double glazing and excellent storage throughout. Situated close to excellent local amenities, schooling and transport links, with easy access to Edinburgh and the Pentland Hills, this attractive cottage offers a wonderful blend of character, comfort and convenience.

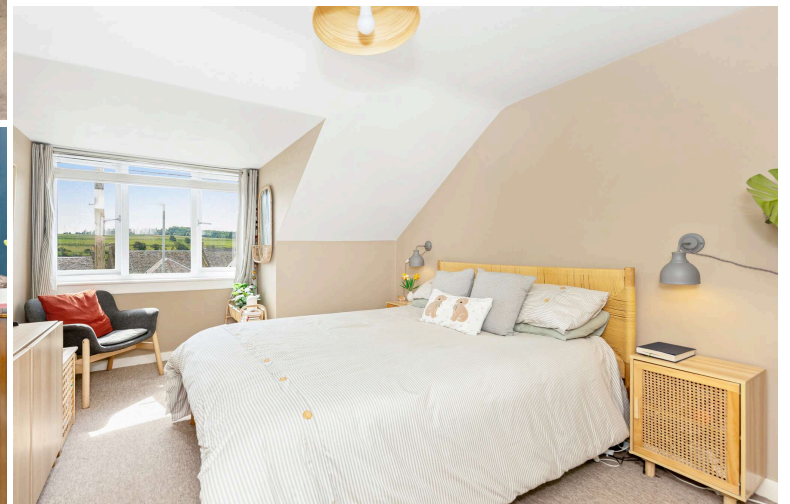
- Entrance vestibule and welcoming hallway
- Spacious living room with multi-fuel burning stove
- Modern fitted kitchen with direct access to the rear garden
- Downstairs double bedroom with feature fireplace
- Upper double bedroom with built-in wardrobe storage and open views
- Versatile box room ideal as a home office, nursery or dressing room
- Modern bathroom with three-piece suite and shower over bath
- Generous enclosed rear garden
- Shared rear lane with access to on-street parking
- Gas central heating and double glazing

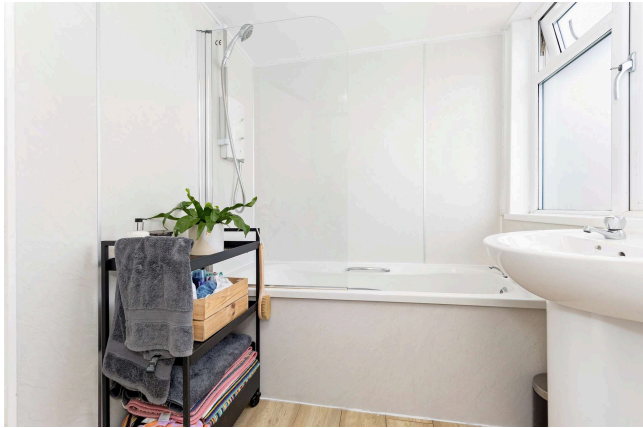
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings, curtains, blinds, and freestanding white goods are included: EPC: D : Factoring: N/A

Penicuik is a much respected 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 ski-ing 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.





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.