










Offers Over

**£220,000**

## 134 Eskhill

Penicuik | Midlothian | EH26 8DQ

This charming three-bedroom semi-detached villa is quietly tucked away within a cul-de-sac setting in the popular Midlothian town of Penicuik. Boasting generous gardens and a secure garage, and within easy reach of superb amenities, reputable schooling, and convenient transport links, the property is ideally suited to families and a range of buyers.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
- 1 WC
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

The accommodation opens with a welcoming entrance hallway, featuring a useful understairs cupboard. The lounge/diner is bright and spacious, enjoying a dual aspect outlook and centred around an electric fireplace, creating a comfortable space for both relaxing and entertaining. The kitchen is well-appointed with a range of integrated and freestanding white goods, complemented by partial tiling in splash areas, under-unit lighting, and a dual aspect outlook. The boiler is new having been upgraded in 2023. A ground floor WC, partially tiled around the sink, completes the lower level.

Upstairs, the landing provides access to a sizeable storage cupboard and a partially floored attic via a Ramsay ladder. The principal bedroom is a large double, enjoying lovely views towards the Pentland Hills and benefiting from a built-in cupboard. Bedroom two is another double with a rear aspect and its own storage cupboard. Bedroom three is a generous single, also with a front-facing aspect and further picturesque Pentland views, along with an over-stairs cupboard – offering flexible use as a nursery or home study. All bedrooms provide ample space for freestanding furniture and a variety of layouts. The shower room is fitted with a shower and finished with a partially panelled surround.

Further benefits include gas central heating and double glazing.



## Gardens & Parking

Externally, the property benefits from a private front garden laid to lawn. To the rear, there is a substantial split-level garden featuring a lower patio area with greenhouse and an upper level with a well-maintained lawn and hedge borders – offering excellent potential for further landscaping. A single garage and driveway provide off-street parking for up to three cars.

## Extras

Selected fixtures and fittings, including; integrated gas hob, double oven, and extractor hood, freestanding fridge-freezer, washing machine, and second freezer from the garage, fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.





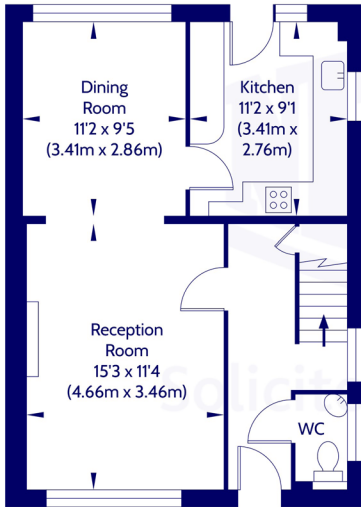
## Location

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 catering 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 including Marks & Spencer Food Hall, Sainsbury's together with Ikea and Costco to name but a few. 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 and for the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town linking Edinburgh's city centre and surrounding towns and villages.

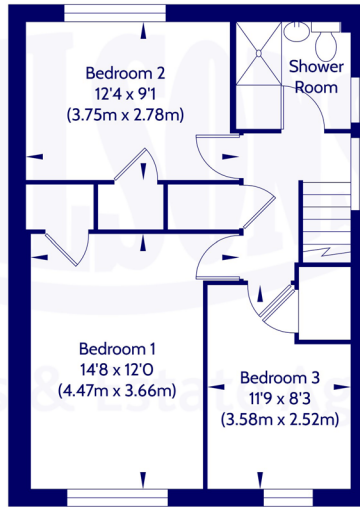




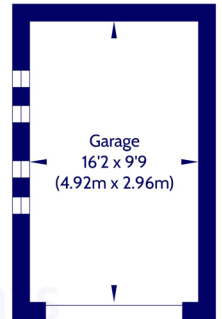
Approx. Gross Internal Floor Area 92 Sq M / 997 Sq Ft.



Ground Floor



1st Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

