

3 Gardener's Walk

PENICUIK, MIDLOTHIAN, EH26 9JW



Immaculately presented three-bedroom detached family home with stylish open-plan living, converted garage, private gardens and excellent family amenities nearby



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McEwan Fraser Legal is delighted to present to the market an impressive three-bedroom detached family home with an additional extension, garage and private front and rear gardens.

THE LIVING ROOM



Offering exceptionally spacious and versatile living accommodation in a highly sought-after location, this is the perfect family home.

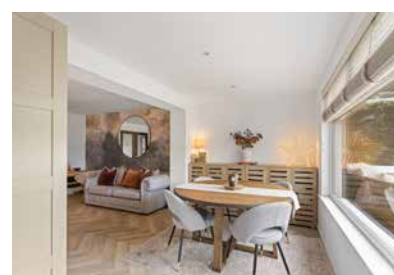
THE KITCHEN



Beautifully renovated and presented to a high standard throughout, the heart of the home is the impressive, recently fitted contemporary open-plan kitchen with a stylish breakfast bar, creating a superb space for family life and entertaining. The kitchen benefits from integrated appliances, including an oven, microwave, gas cooker, fridge freezer, washing machine and dishwasher, all included in the sale.



THE FAMILY & DINING AREA



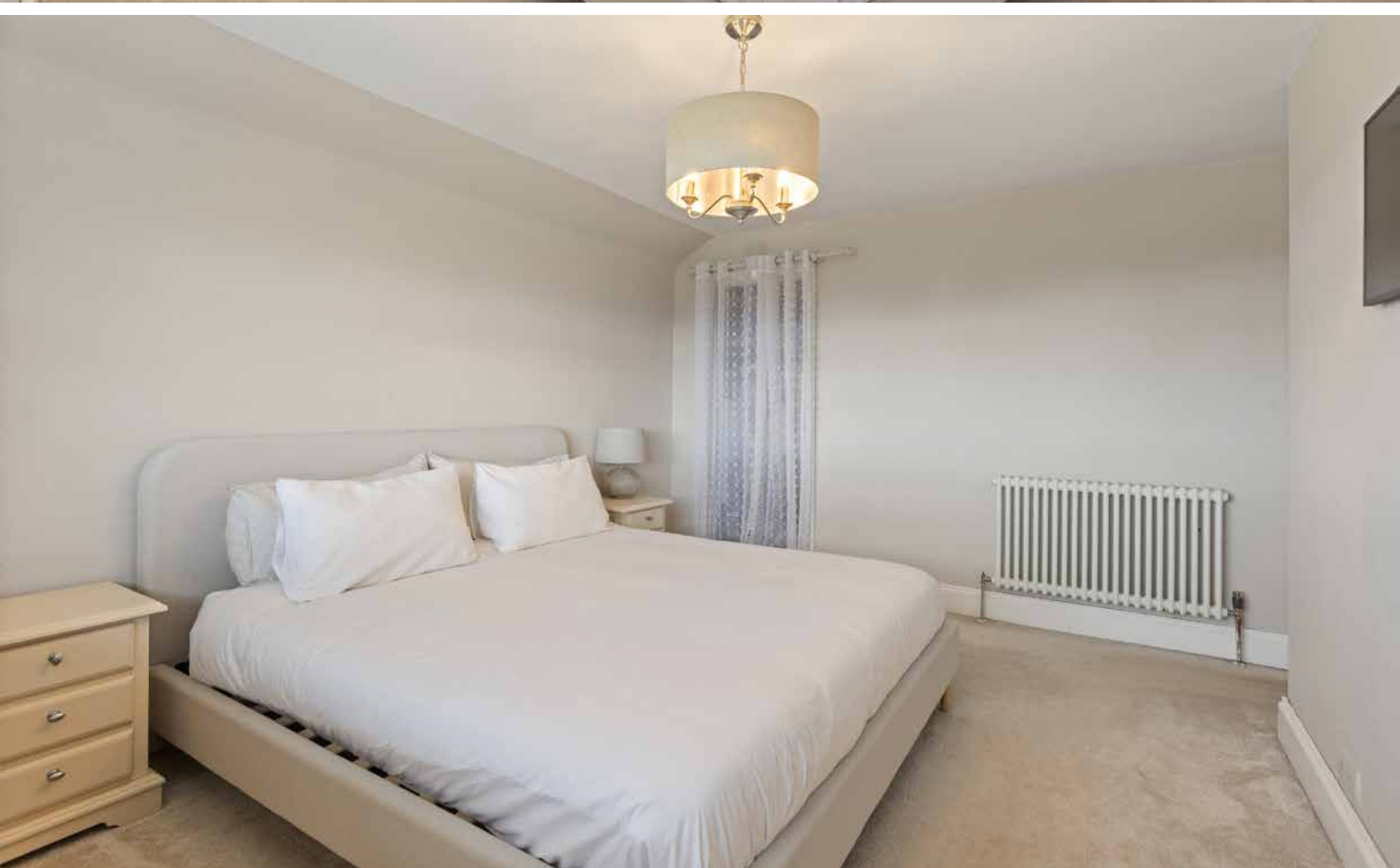


Further highlights include two upgraded WCs, recently fitted elegant herringbone flooring and high-quality wooden blinds throughout the property. The property further benefits from gas central heating with traditional style radiators, fresh décor throughout and a large attic providing excellent additional storage.

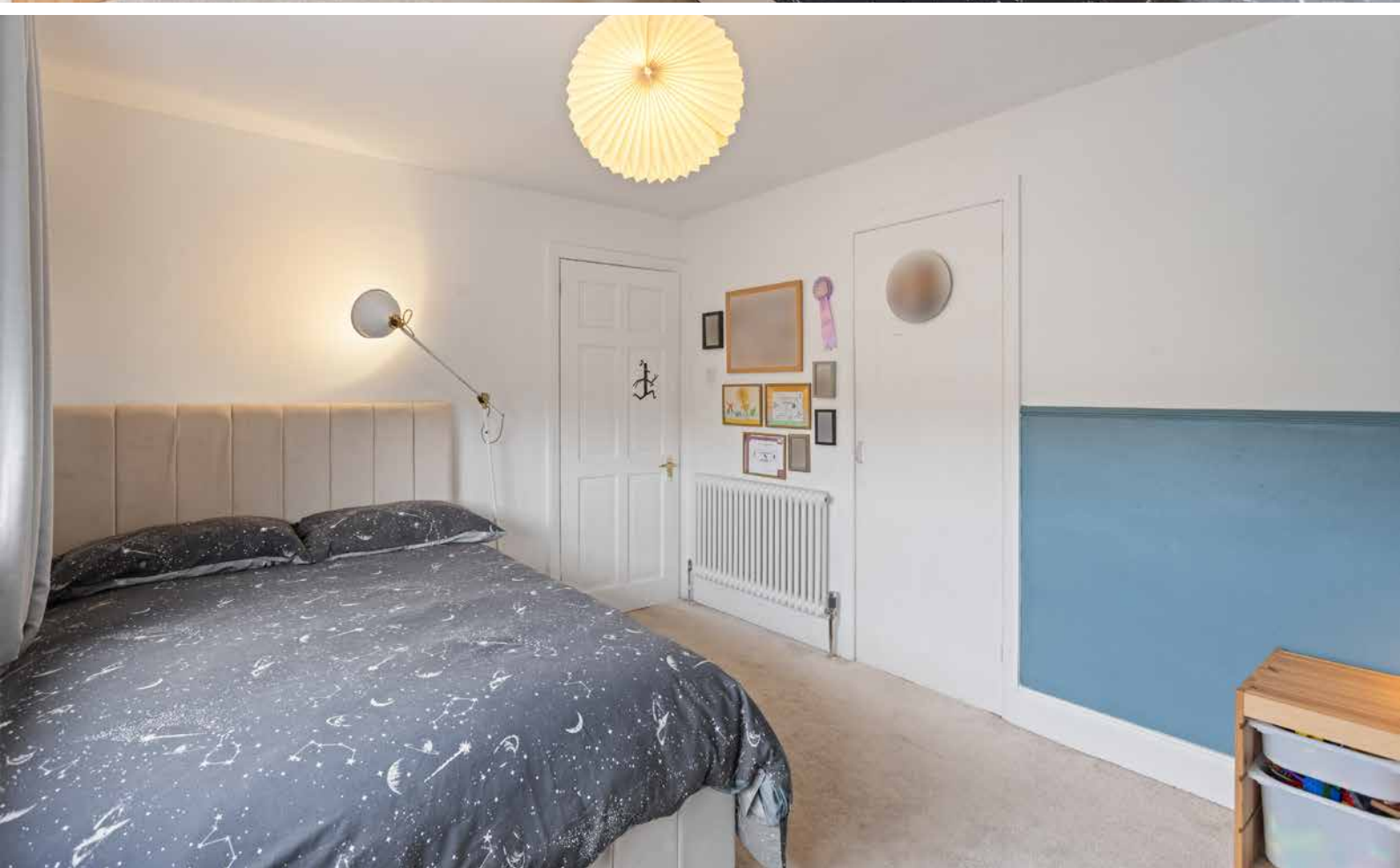
THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The partially converted garage provides valuable additional living space, featuring bi-fold doors and a new window to create a bright and versatile area for the whole family to enjoy. A new pergola, decking, green wall and gate were also fitted this summer, creating an attractive outdoor space for relaxing and entertaining.

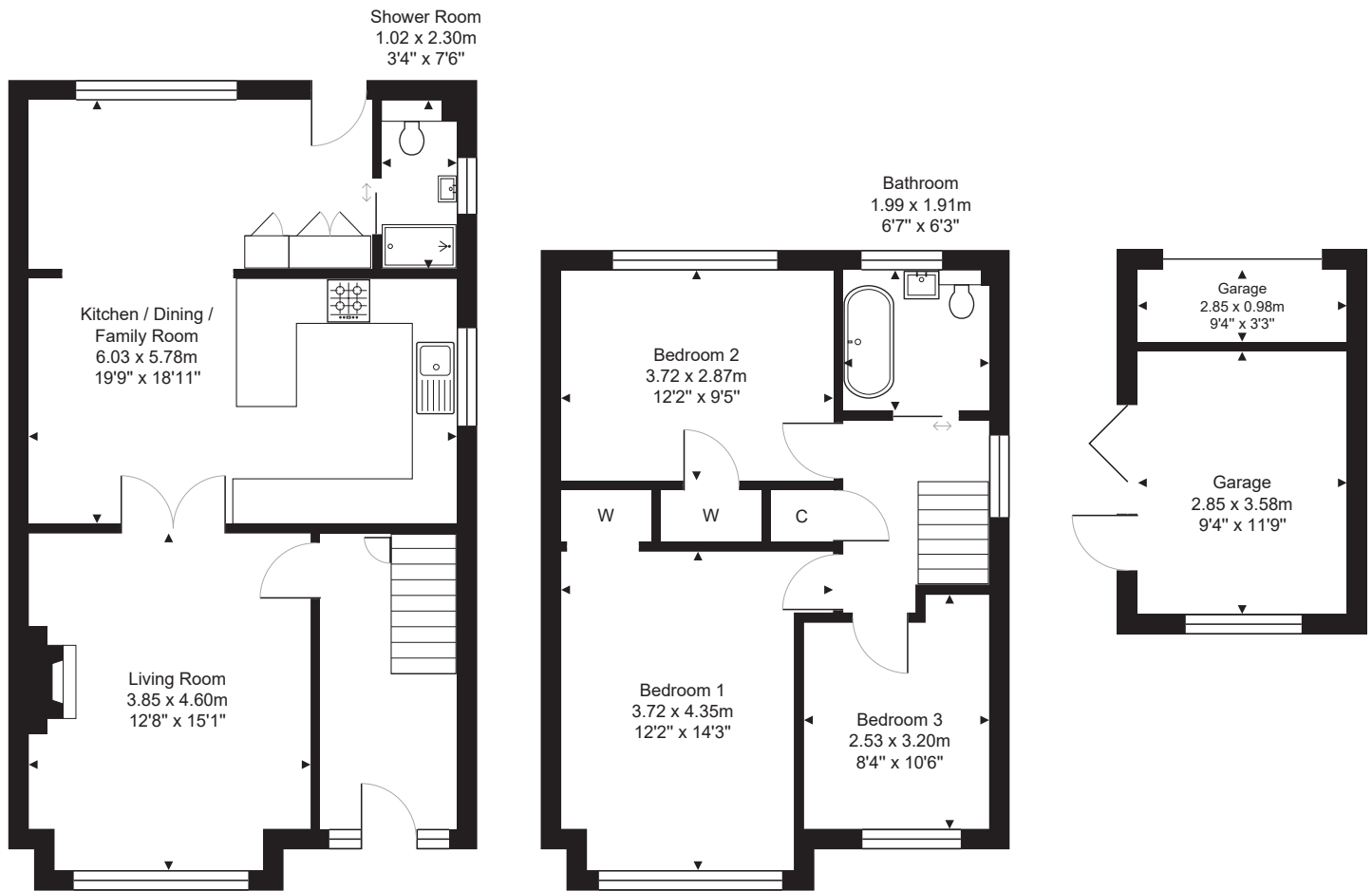
Offering an exceptional combination of generous living space, contemporary style, convenience and an unbeatable family lifestyle, with great schools and wonderful surroundings on your doorstep, this really is the perfect family home. Early viewing is highly recommended.

EXTERNALS



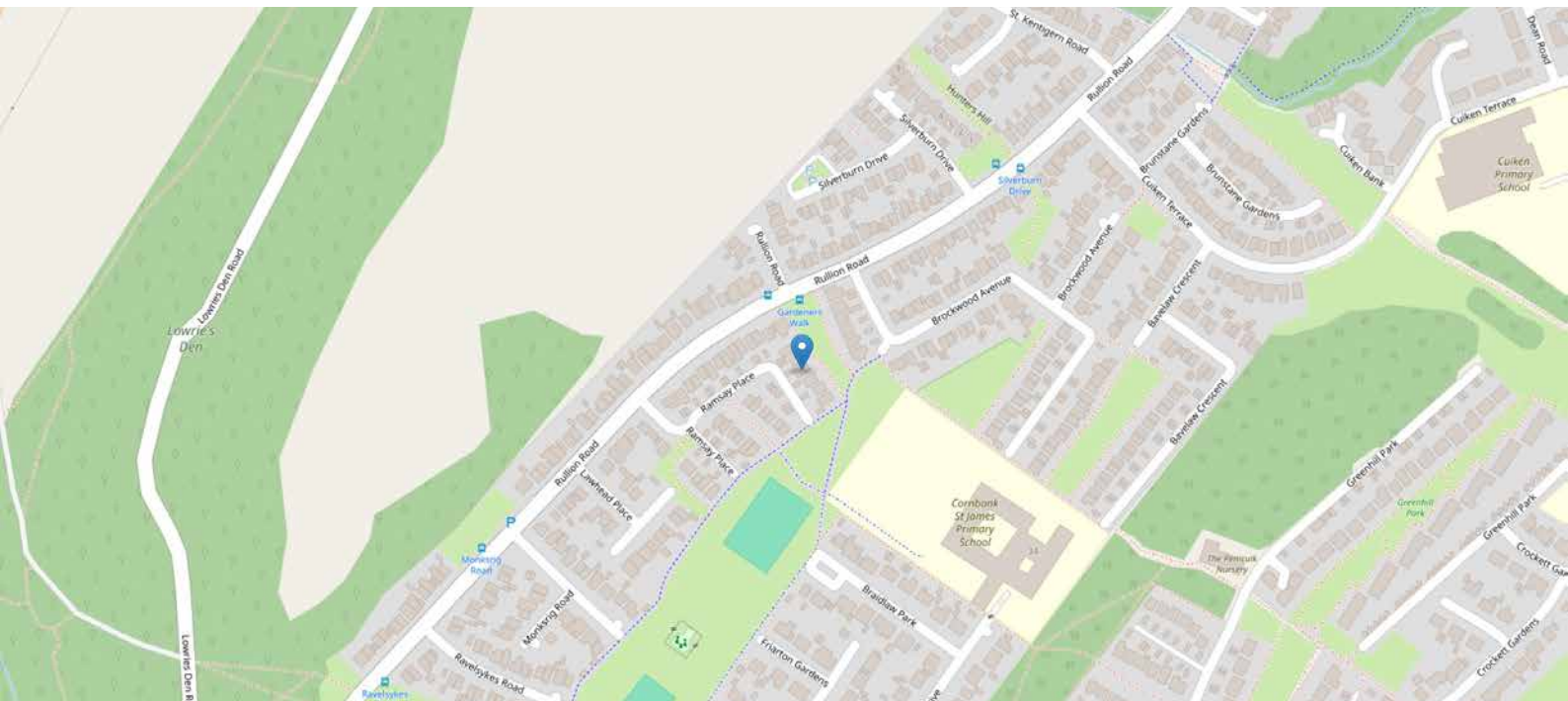


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 105m² | EPC Rating: C



THE LOCATION

The location is simply hard to beat for families. Set within a welcoming, safe and family-oriented neighbourhood surrounded by greenery, a large park and open spaces on the doorstep, it is ideal for playing outdoors, cycling and enjoying family time close to home. A highly desirable nursery and primary school are just a one-minute walk away through the park, making the daily school run exceptionally quick, easy and time-saving for busy parents. A dance and music school, gym, bus stop, leisure centre with swimming pool, library and excellent local amenities are also just moments away.





Perfectly positioned for commuting to Edinburgh and the City Bypass, while also offering easy access to the beautiful countryside, Penicuik provides an excellent range of supermarkets, shops, cafés, restaurants and leisure amenities. Wonderful countryside walks, including Penicuik House Estate and Flotterstone, are also just five minutes away.

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 and 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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**Part
Exchange
Available**



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