

KILGOUR

PROPERTY



26 Port Howard Street, Penicuik, EH26 0SX





- Living Room/Diner
- Kitchen
- WC
- 3 Bedrooms
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Shed/Workshop
- Allocated Parking Space
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

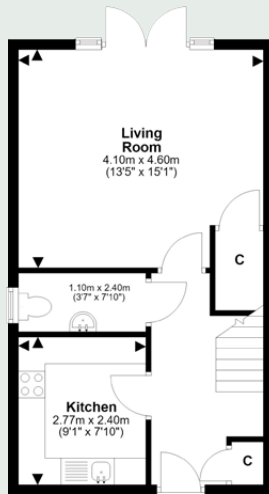
Description

Bright and spacious three-bedroom end-terrace home offering ideal family accommodation in a popular residential location. The property features a welcoming entrance hall, living room, modern fitted kitchen, WC, three bedrooms, and a family bathroom. Externally, the home benefits from having a good size shed/workshop and private gardens to the front and rear, providing excellent outdoor space for relaxing and entertaining, and an allocated parking space.

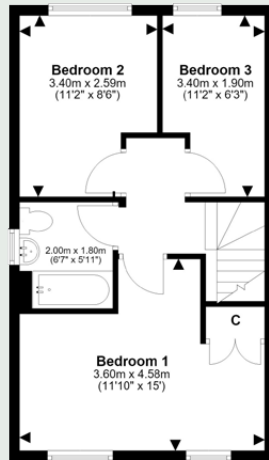
The end-terrace position offers additional privacy and outdoor space, while convenient access to local amenities, schools, and transport links makes this an excellent opportunity for first-time buyers, growing families, or investors alike. Early viewing is highly recommended.

Location

Penicuik is a popular 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 and the Ikea store. 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.

1 3 1 B
A
B
C
EPC BANDE
COUNCIL TAX BAND

Ground Floor



First Floor

Shed/Workshop
2.80m x 3.20m
(9'2" x 10'6")

Living Room	13'5 X 15'1	4.10m x 4.60m
Kitchen	9'1 x 7'10	2.77m x 2.40m
WC	3'7 x 7'10	1.10m x 2.40m
Bedroom 1	11'10 x 15'0	3.60m x 4.58m
Bedroom 2	11'2 x 8'6	3.40m x 2.59m
Bedroom 3	11'2 x 6'3	3.40m x 1.90m
Bathroom	6'7 x 5'11	2.00m x 1.80m
Shed/Workshop	9'2 x 10'6	2.80m x 3.20m







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