

# KILGOUR

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## PROPERTY



**13 Meikle Drive, Penicuik, EH26 0FZ**





- Lounge
- Kitchen/Dining Room
- Family Room
- WC
- 3 Bedrooms (Master En-Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Large Private Gardens
- Allocated Parking Space
- Corner Plot
- Council Tax – Band E
- EPC – Band B



Viewing by appointment through selling agent on 0131 273 5233

## Description

A superbly presented and extended semi detached villa set on a generous corner plot within a highly sought after and popular development. The property will appeal to a number of buyers and benefits from gas central heating and has double glazing throughout.

Externally there are well maintained and extremely spacious private gardens to the front, side and rear as well as one allocated parking space.

## 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.

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B  
EPC BAND  
COUNCIL TAX BAND

Lounge	13'5 x 10'6	4.10m x 3.20m
Kitchen/Dining Room	9'1 x 16'8	2.77m x 5.09m
Family Room	9'6 x 13'4	2.90m x 4.07m
WC	3'10 x 7'3	1.18m x 2.20m
Bedroom 1	11'8 x 13'2	3.56m x 4.00m
En suite	6'7 x 5'7	2.00m x 1.70m
Bedroom 2	10'10 x 9'5	3.30m x 2.88m
Bedroom 3	10'10 x 7'2	3.30m x 2.20m
Bathroom	6'7 x 5'11	2.00m x 1.80m







**K I L G O U R**  
P R O P E R T Y

95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
[enquiries@kilgourproperty.co.uk](mailto:enquiries@kilgourproperty.co.uk)  
**0131 273 5233**

[kilgourproperty.co.uk](http://kilgourproperty.co.uk)



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