



11 Windsor Crescent

Penicuik, Midlothian, EH26 8DY



VMH ESTATE AGENTS



Delightful semi-detached house with driveway & south-facing rear garden

- Sitting/dining room
- Kitchen & rear porch
- 2 double bedrooms
- Bathroom
- Bright & well proportioned
- Peaceful crescent position
- Popular commuter town
- South-facing rear garden
- Driveway
- Gas central heating & double glazing



Offers Over:
£175,000



B



D



Freehold

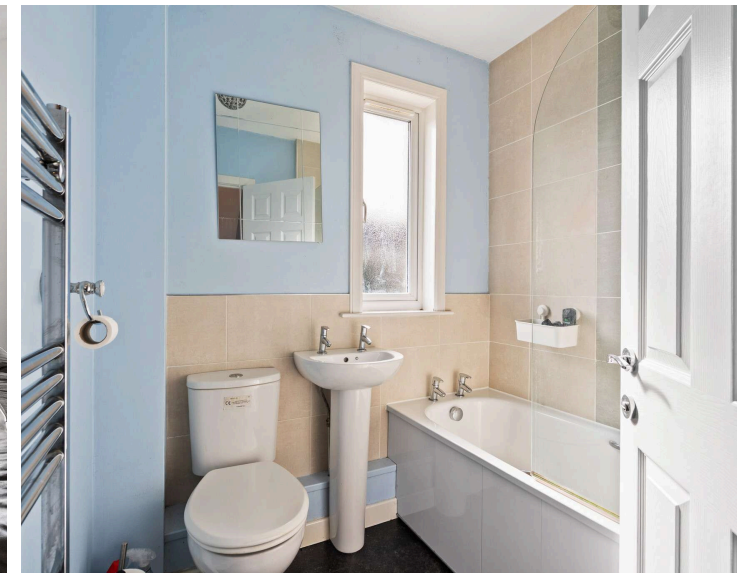
Further information can be found in the home report.

🏠 About the Property

Located in the popular town of Penicuik, this delightful semi-detached house is positioned in a peaceful crescent close to a variety of amenities and within easy commuting distance to Edinburgh. The property benefits from a large driveway to the front and a lovely south-facing enclosed rear garden with decked area. The interior is well proportioned and bright and offers appealing accommodation over two levels in good order throughout.

⊕ Extras

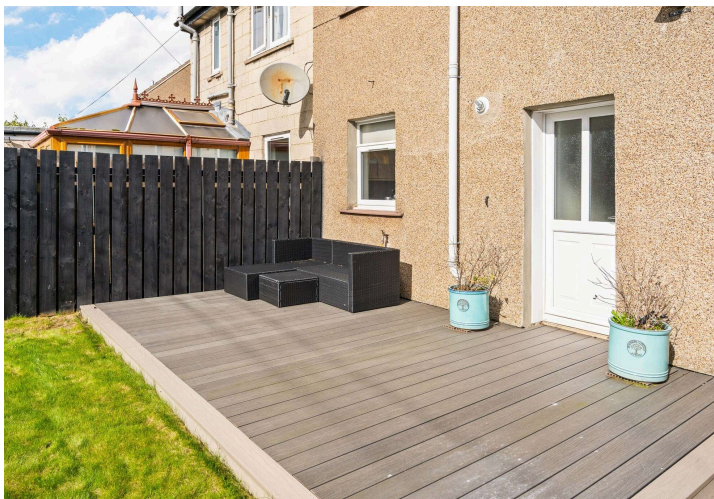
All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, oven, extractor hood, fridge/freezer, dishwasher and washing machine, and the garden shed





📍 Location

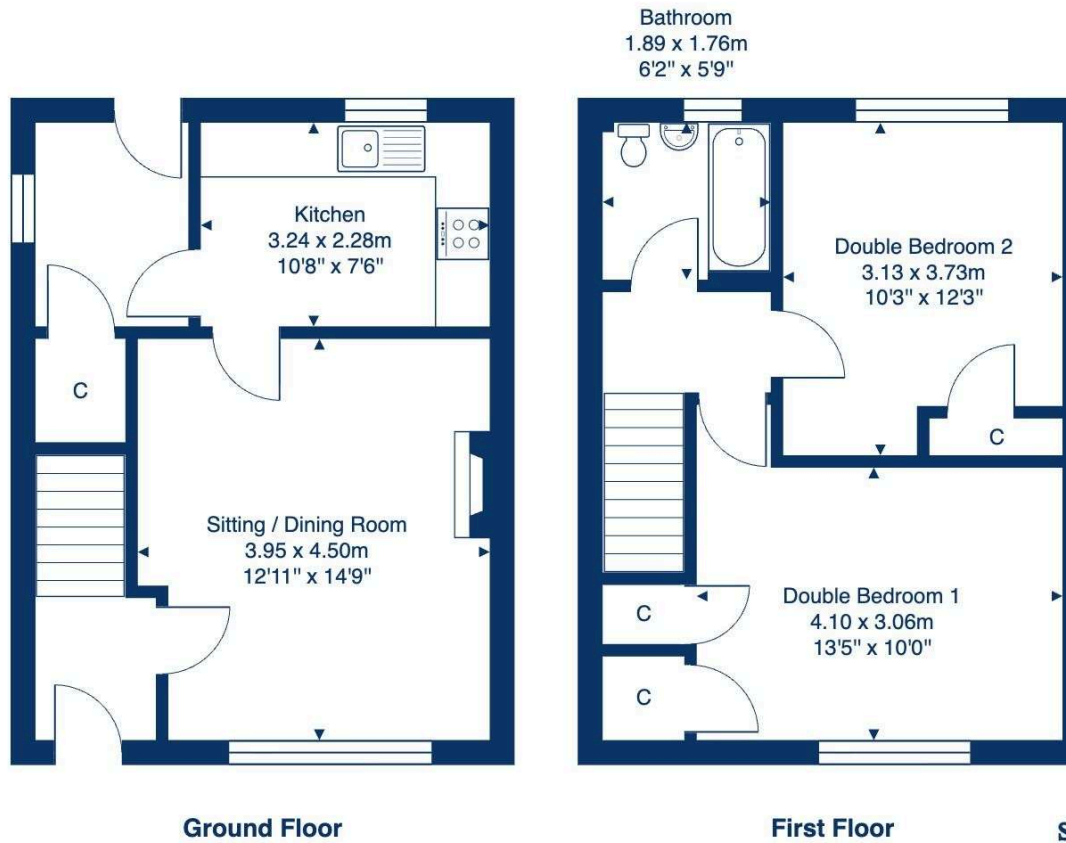
Situated approximately 9 miles outside Edinburgh city centre, at the foot of the picturesque Pentland Hills, Penicuik offers a rural lifestyle with all the advantages of city living. The town centre is home to a selection of stores and independent retailers, including the Storehouse with locally sourced foods, freshly made bread and cosy cafe. The town also offers traditional pubs, cafes and hotel restaurants. Supermarkets include Tesco and Lidl, and Straiton retail park, Asda, Aldi and Costco, along with Ikea are just a short drive or bus trip away. Ideal for families, the town offers a number of play parks and is served by several primary schools and two high schools. Residents of Penicuik are spoilt for choice when it comes to sport and fitness facilities, including Ladywood and Penicuik leisure centres, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. Buses run to and from Edinburgh city centre, including express and night services, as well as to the Borders and Musselburgh.





Floor Plan

11 Windsor Crescent, Penicuik, EH26 8DY



Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only.





VMH ESTATE AGENTS



VMH SOLICITORS

More is our middle name.

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

 **0131 622 2626**

 **property@vmh.co.uk**

 **vmh.co.uk**

 **DX: 552210, Edinburgh 68**

The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows. Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.