





## Welcome

Welcome to 35 Glencross Gardens, a spacious three-bedroom end-terraced property sits within one of Penicuik's most sought-after residential areas, positioned in a quiet cul-de-sac that offers a safe, child-friendly environment ideal for families. Beautifully upgraded and improved by the current owners, the home is presented in walk-in condition, offering modern comfort and well-planned living throughout. Externally, it benefits from private gardens to the front and rear, a convenient parking bay, and a substantial purpose-built garden room. Given its excellent location, family-friendly setting and turnkey presentation, this outstanding home is sure to attract significant interest.

- Entrance porch open plan to the hall
- Ground floor WC
- Spacious living room with window to the front
- Dining room with patio doors to the rear garden
- Newly fitted kitchen with ceramic touch control hob, extractor, oven and integrated fridge freezer.
- Three bedrooms
- Newly fitted family bathroom fully tiled with three-piece white suite, raindrop shower and attachment over the bath, shower screen, wc and sink, with heated towel radiator
- Inner hall with fixed ladder access to the Attic room
- Attic room, floored and lined with light, power, eves storage and a Velux window
- Private garden grounds to the front and rear ideal for outside entertaining
- Garden room with light, power, double glazed windows and external power sockets







## Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore provides a wide range of convenience shopping, together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several High Street outlets. 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 nearby Midlothian Ski Centre. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular transport links into the city centre.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, integrated appliances and garden summerhouse. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen. Other items including white goods may be available by negotiation.





# Get in touch

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Property Hub:

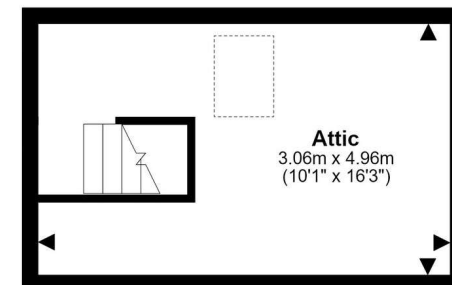
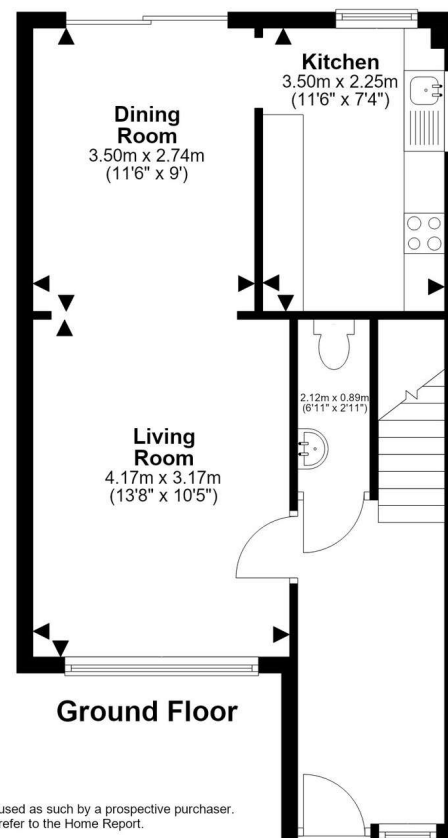
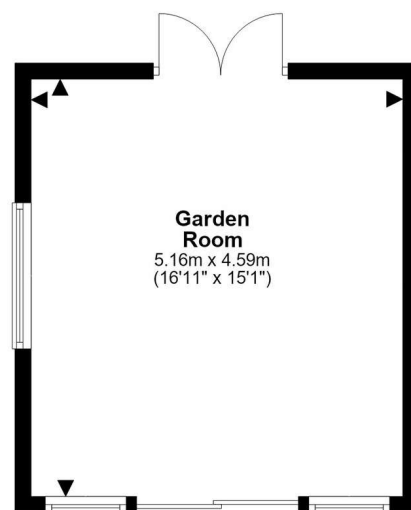
25-27 High Street, Dalkeith  
EH22 1JB

Bruntsfield Office:

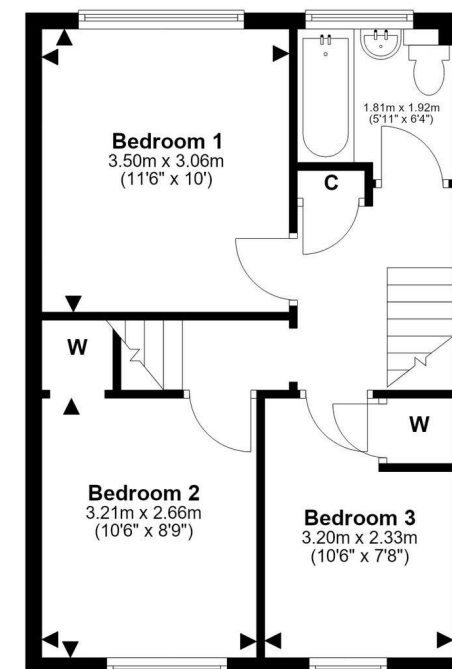
103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Attic



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.