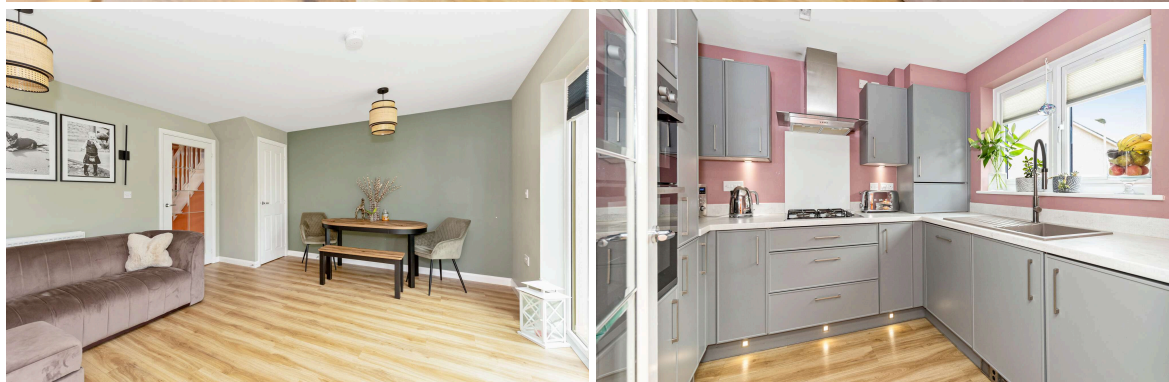




2 Bennet Way
PENICUIK | EH26 0GA


warners
solicitors & estate agents



2 Bennet Way

PENICUIK | EH26 0GA

Warners are delighted to present this immaculately presented three-bedroom end-terraced home, forming part of a modern factored development on the outskirts of Penicuik. Occupying a generous plot with a beautifully landscaped south-facing rear garden and allocated parking space, the property is presented to the market in true move-in condition and is ideal for first-time buyers, professionals and growing families.

A welcoming hallway with storage and a convenient ground floor WC lead to the stylish contemporary kitchen, fitted with modern cabinetry, integrated appliances and attractive kickboard lighting. To the rear, the bright living/dining room forms the heart of the home, offering ample space for relaxing and entertaining, with patio doors opening directly onto the rear garden. Upstairs, there are three well-proportioned bedrooms and a recently refurbished, fully tiled family bathroom featuring a contemporary three-piece suite, waterfall-style shower over the bath and ladder radiator.

Externally, the south-facing rear garden has been landscaped for low maintenance with artificial lawn, a patio area and raised composite decking, while a rear gate provides direct access to the allocated parking space. The development also benefits from unrestricted visitor parking, landscaped communal grounds and a children's play park. Conveniently located close to excellent local amenities, schooling and transport links, this superb home offers modern living in a highly desirable setting.

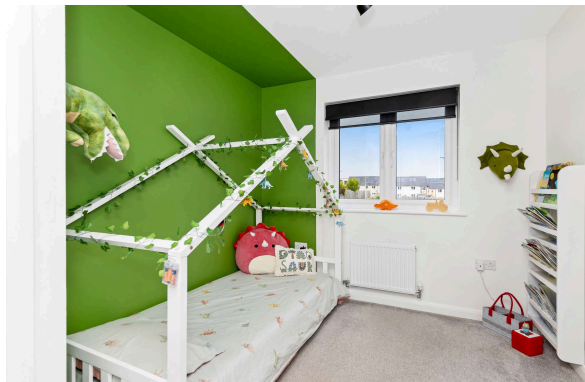
- Entrance hallway with storage cupboard and ground floor WC
- Living/dining room with patio doors to the rear garden and storage cupboard and fitted kitchen with integrated appliances
- Three bedrooms and family bathroom with waterfall-style shower over bath
- Private front and landscaped south-facing rear garden with astro turf, patio and raised composite decking, and allocated parking space to the rear with EV charging point
- Solar panels, gas central heating with Nest dual heating system and double glazing, and a partially floored attic

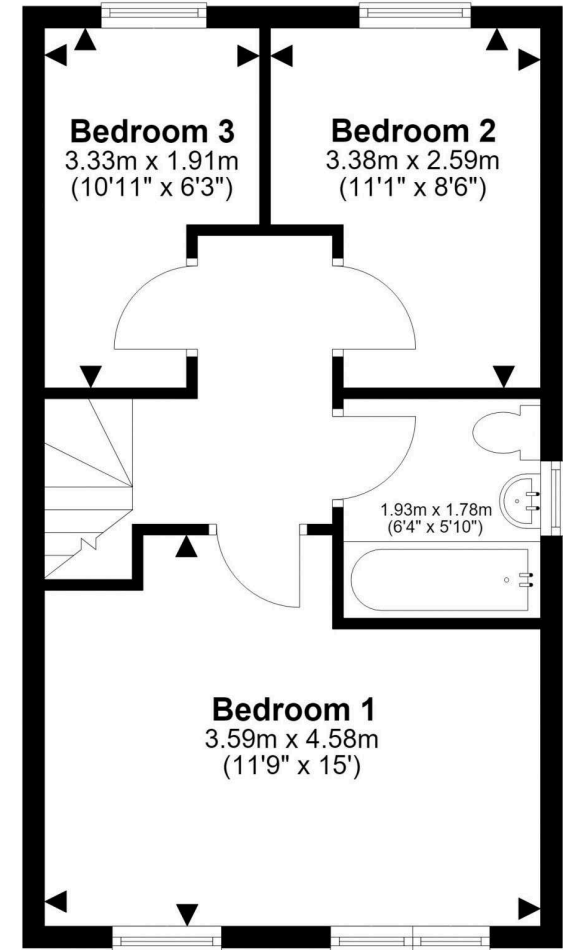
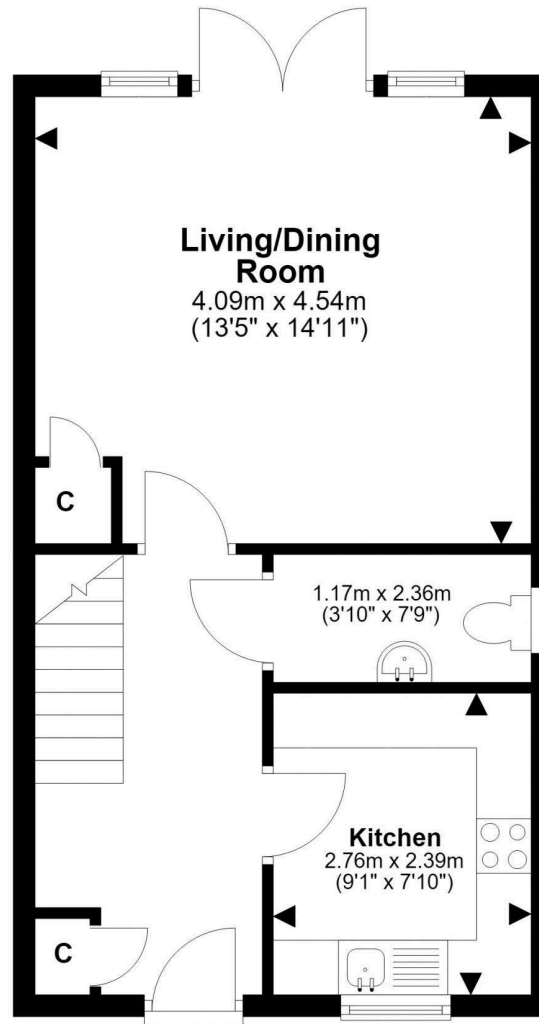
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fitted floor coverings & integrated appliances are included | EPC, rating B | Factor Fee: Ross & Liddle £20/MTH

Penicuik is a much respected 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. 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 ski-ing 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.





Ground Floor

First Floor

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.