

# KILGOUR

PROPERTY



**43 Falkland Drive, Edinburgh, EH26 0SS**





- Living Room/Dining Area
- Separate Kitchen
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Driveway
- Garage
- Council Tax – Band E
- EPC – Band B

Viewing by appointment through selling agent on 0131 273 5233

## Description

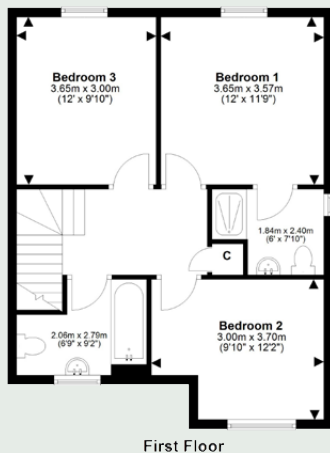
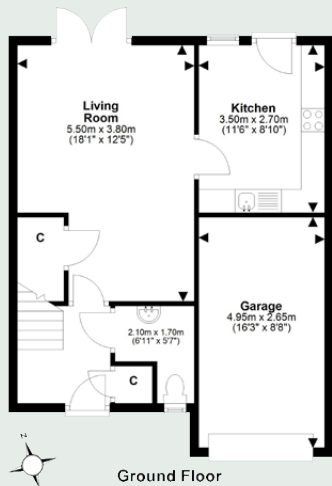
A beautifully presented three bedroom semi-detached family home, set within a sought after modern development in the popular Midlothian town of Penicuik.

The property offers bright and spacious accommodation, ideal for modern family living, and is well positioned for good day to day local amenities and convenient for commuting. Further benefits include gas central heating, double glazing, and a modern fitted kitchen. Externally, the property enjoys private gardens to the front and rear, together with a driveway and garage providing secure off street parking.

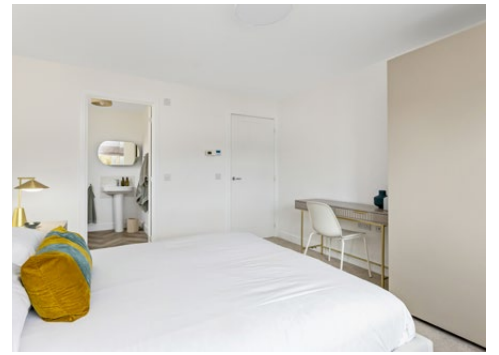
## Location

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 2 B   
EPC BANDE   
COUNCIL TAX BAND

Lounge/Diner	18'1 x 12'5	5.50 x 3.80m
Kitchen	11'6 x 8'10	3.50 x 2.70m
Downstairs WC	6'11 x 5'7	2.10 x 1.70m
Bedroom 1	12'0 x 11'9	3.65 x 3.57m
Ensuite	7'10 x 6'0	2.40 x 1.84m
Bedroom 2	12'2 x 9'10	3.70 x 3.00m
Bedroom 3	12'0 x 9'10	3.65 x 3.00m
Bathroom	9'2 x 6'9	2.79 x 2.06m





**KILGOUR**  
PROPERTY

95 Clerk Street, Loanhead,  
Midlothian EH20 9RE  
enquiries@kilgourproperty.co.uk  
**0131 273 5233**

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

rightmove 

ZOOPLA

 OnTheMarket.com

 PrimeLocation