



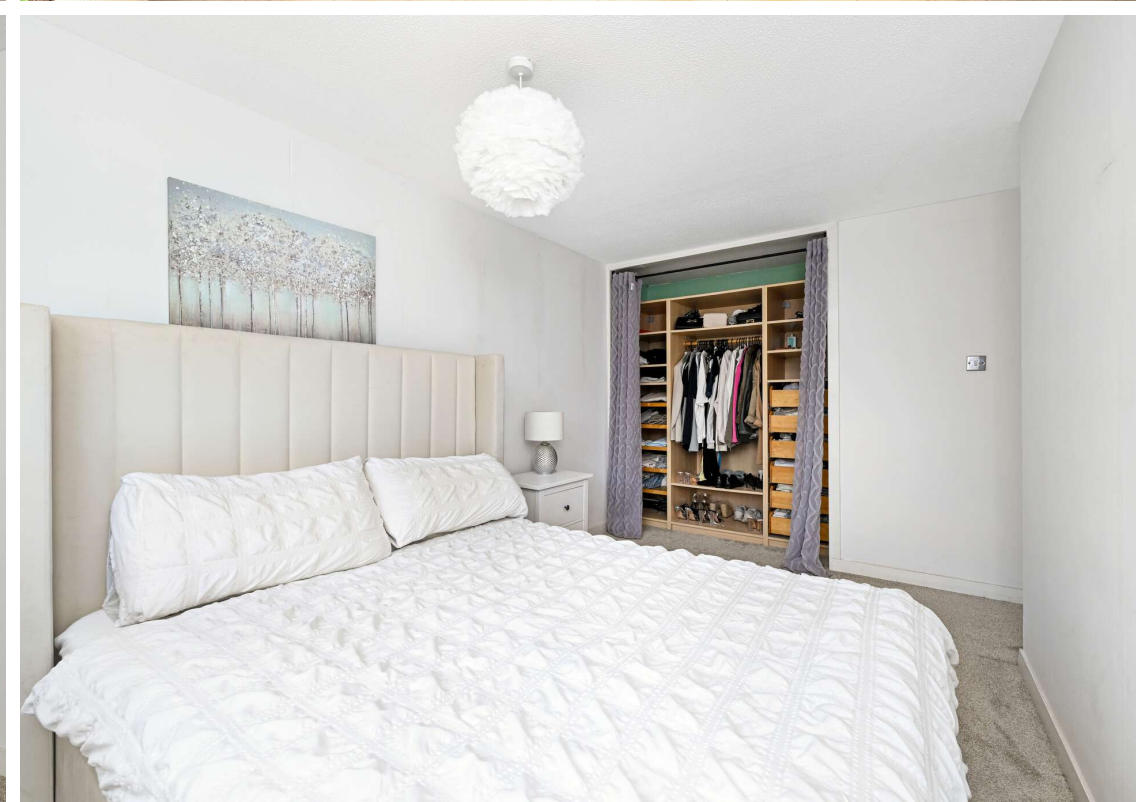
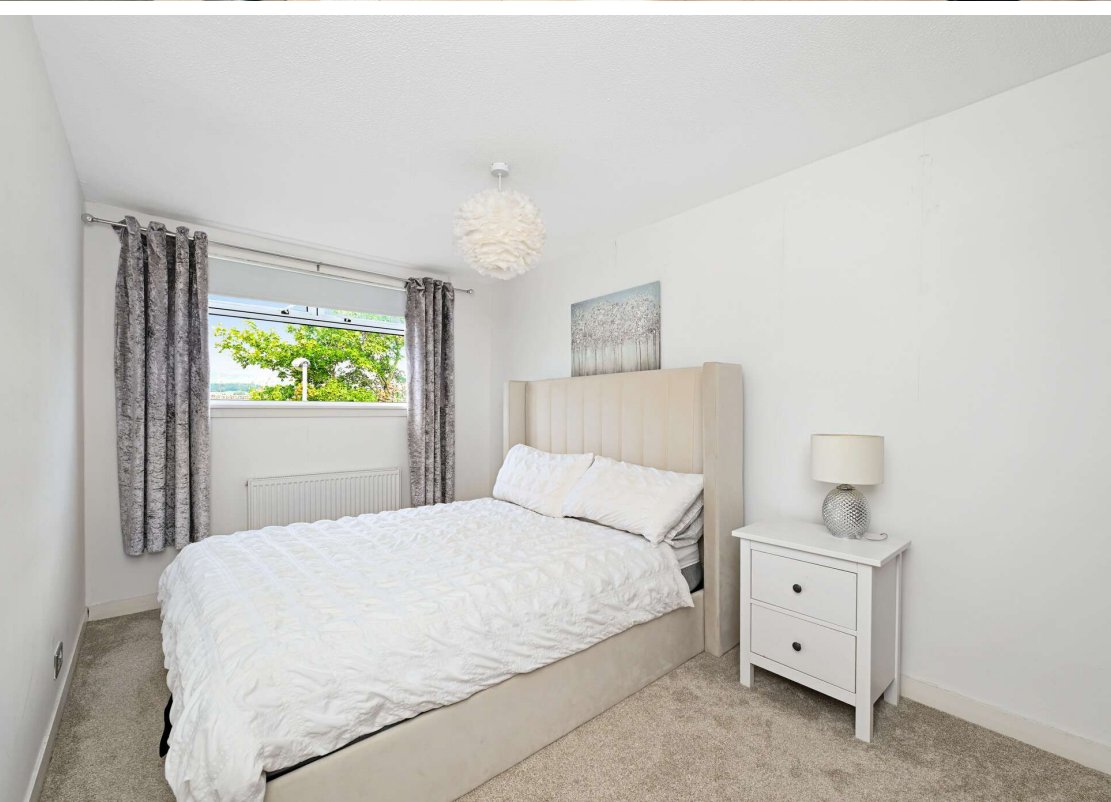


Welcome

Welcome to 54 Eskhill, a beautifully presented three-bedroom semi-detached home situated within a popular residential area of Penicuik. Offering bright, spacious and modern accommodation throughout, the property is in excellent move-in condition and would make a fantastic home for first-time buyers, couples and young families. The ground floor features a generous living room opening through to an impressive modern kitchen and dining area, with French doors providing direct access to the rear garden. Upstairs are three well-proportioned bedrooms and a family bathroom, with additional storage available on the landing and within the attic. Externally, the property benefits from private gardens to the front and rear, together with a driveway and single garage. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended.

- Welcoming entrance hallway
- Bright and spacious living room
- Impressive modern fitted kitchen and dining room
- French doors providing direct access to the rear garden
- Three well-proportioned bedrooms
- Family bathroom with shower over bath
- Useful storage cupboard on the upper landing
- Attic providing additional storage
- Gas central heating and double glazing
- Private gardens to the front and rear
- Driveway and single garage
- Further on-street parking available







Penicuik

Eskhill is a sought-after residential area within the thriving Midlothian town of Penicuik. The town offers an excellent range of local amenities including supermarkets, independent retailers, cafés, restaurants and leisure facilities. Well-regarded primary and secondary schooling is available nearby, while regular public transport provides convenient access into Edinburgh and the surrounding areas. The nearby Pentland Hills Regional Park offers outstanding opportunities for walking, cycling and outdoor pursuits, making this an ideal location for those seeking a balance between town convenience and countryside living.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and the integrated appliances. No warranty applies to any integrated appliances, white goods or moveable items included in the sale.





Get in touch

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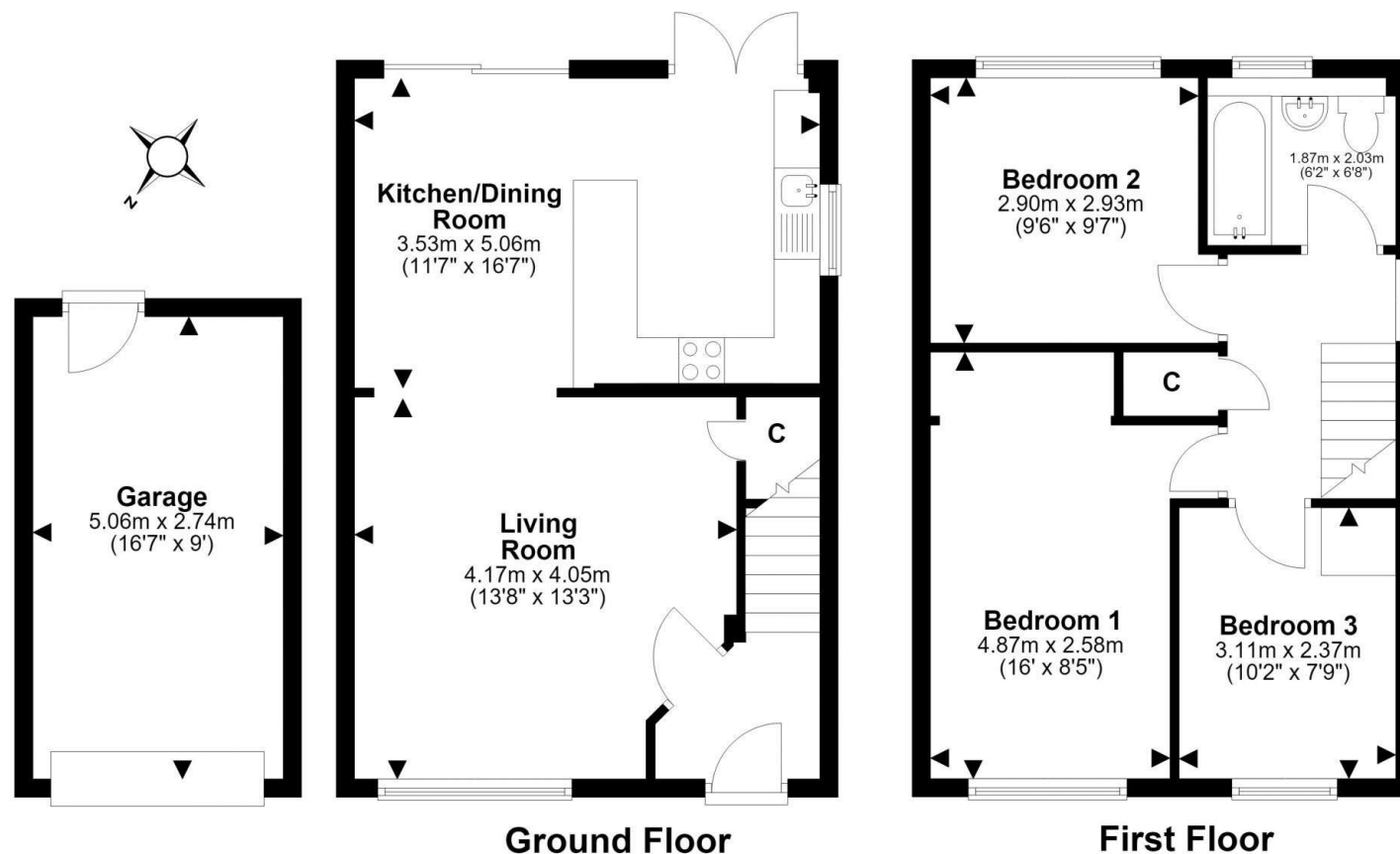
Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



CHARTERED FIRM

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.



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.