



**RALPH SAYER**  
SOLICITORS & ESTATE AGENTS

**14 South Bank Drive**

Penicuik EH26 0GG

# 14 South Bank Drive

Tucked away in a modern development in popular Penicuik, close to the Pentland Hills, this delightful two bedroom mid-terrace villa, enjoys a peaceful yet well-connected address. This lovely home is set around a large communal green space with play park, which offers a peaceful, secluded outlook.

The property is beautifully presented, starting with a bright and airy hallway, housing a practical downstairs WC. The stylish living room has patio doors opening onto the garden, with sun trap seating area at the end. Enjoying a sunny front facing position is a stylish well-appointed kitchen with a full complement of fully integrated appliances.

Upstairs are two excellent double bedrooms and completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen. Attic space provides additional storage. The property benefits from energy efficient solar panels on the roof.



## Property Summary

- Mid-terrace villa
- Elegant living room with patio doors onto garden
- Sleek white kitchen with fully integrated appliances (freestanding WM)
- Downstairs WC
- Two double bedrooms
- Attractive three-piece bathroom
- Gas central heating & double glazing and solar panels
- Small front garden & landscaped rear garden
- Resident parking with allocated space, beside rear garden gate
- EPC Rating - B | Council Tax Band - D

Home Report Value - £235,000





Lovely  
mid-terrace villa,  
nestled on the  
edge of  
park green





Externally, there is a small garden area to the front and an enclosed rear garden. The rear garden is mostly laid to lawn with paved patio directly off living room and sunny seating area at the other end of garden.

Parking: The development has provided resident/visitor parking areas, with allocated space directly beside rear garden gate.

Factor: Factored by Ross & Liddell with an approximate cost of £42 per quarter, this covers maintenance and landscaping of the communal areas.

*Extras: All fitted floors coverings, blinds, and all integrated kitchen appliances, to be included in the sale.*



*This lovely mid-terrace, not only offers a beautiful living environment but also a calm retreat, over-looking a beautiful green park space.*

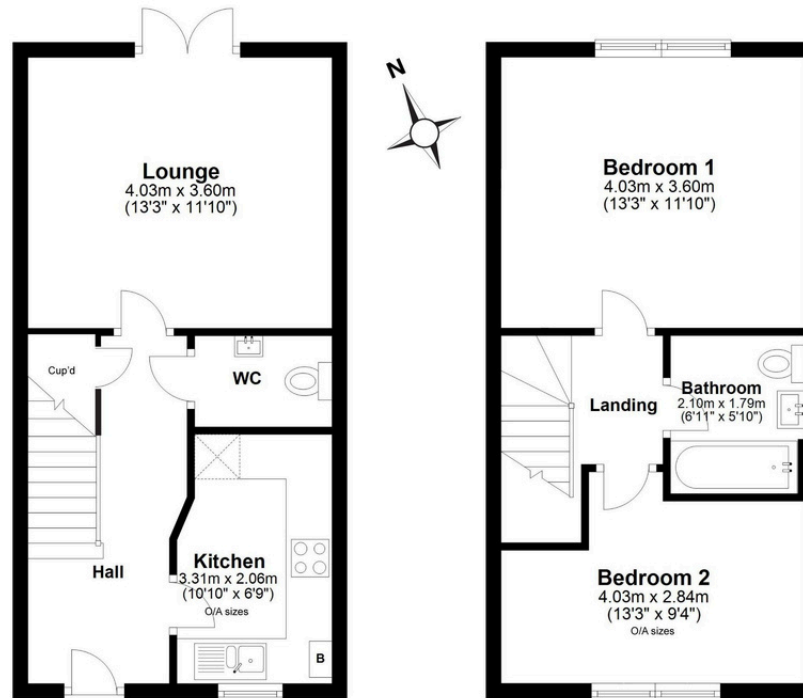
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**Ground Floor**  
Approx. 33.5 sq. metres (360.9 sq. feet)

**First Floor**  
Approx. 33.5 sq. metres (360.9 sq. feet)

Total area: approx. 67.1 sq. metres (721.7 sq. feet)



GREEN PARK SPACE TO FRONT OF PROPERTY



## Location

Penicuik is a thriving town, situated approx. 9 miles south of Edinburgh city centre. Due to its proximity to Edinburgh, it has become popular with commuters. It shelters beneath the south eastern slopes of the Pentland Hills and lies along the northern bank of the River North Esk. Local amenities are what you would expect from a large town, high street names, mixed with independent shops, and a large Tesco store, There are several primary schools, two secondary, a library and rejuvenated leisure centre with swimming pool. The town offers a wide variety of cafes, bars and restaurants, for your entertainment. Surrounded by countryside, an excellent choice of outdoor activities are available, fabulous walks in the Penicuik Estate, surrounding the historic Penicuik House, the Pentlands Regional Park, includes walking, mountain biking, horse riding, the dry ski slope and a number of golf courses, with the local Glencorse Golf Club, a 5 minute journey. On the outskirts of Penicuik is the Bush Estate, which now comprises, the Edinburgh Science Park, Moredun Institute and the Easter Bush campus of Edinburgh University. Ideally placed for visiting the capital of Scotland and its attractions, it is serviced by a regular 10 minute bus service operating into the city, the city by pass is within easy reach and the Scottish Borders are easily accessible by car or bus service.



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