



1 Tait Drive
PENICUIK | MIDLOTHIAN | EH26 8BZ


warners
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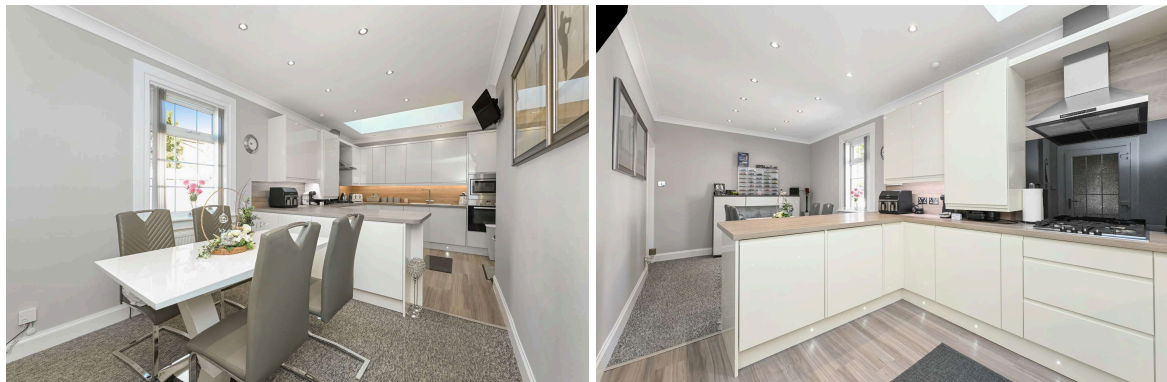
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Nestled on a quiet street in the heart of Penicuik, moments from excellent amenities, quick transport links and vast open green spaces is this extremely spacious detached bungalow. Set on an extremely large plot the home has an annex for additional space and outbuildings as well as generous garden grounds. The annex would be highly suitable to family members or parents, working space or teenage den.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed bedroom with an elegant en-suite shower room, a second well-proportioned double bedroom, a garden facing dual aspect lounge with feature fireplace, a stylish shower room and is completed by a contemporary dining kitchen with attractive units. Flowing through into the annex which has a separate entrance too it boasts a living space with French doors, a kitchen with sleek worktops, a double bedroom with built-in wardrobes and is finished by an exquisite shower room.

Externally the generous garden grounds has a long driveway and ample space for multiple cars, a double garage, a single garage, a decked area ideal for entertaining and a section laid to lawn.



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





- Detached bungalow in the heart of Penicuik
- Generous corner plot
- Two garages, a shed and grand garden grounds
- Annex which can be part of the house or ideal for family
- Welcoming hallway
- Bright dual aspect lounge
- Contemporary dining kitchen
- Master bedroom with en-suite shower room
- Large double bedroom
- Stylish shower room
- Annex with living room with French doors
- Modern kitchen
- Well-proportioned double bedroom
- Further shower room

Council Tax: C , Energy Rating: C
No factor associated with this property

Extras: Fixtures and fittings, all blinds, all curtains except ones in sitting room. Main kitchen includes integrated oven, hob, dishwasher, fridge, freezer, washing machine. Kitchen in the extension also includes oven, hob, dishwasher, fridge freezer.

Other items including sitting room curtains, TV in both the bedroom and kitchen, all drawers in bedrooms, oak furniture in second sitting room, second freezer in garage can be negotiated separately at point of sale.



Penicuik is a highly sought-after 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 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.





