



Solicitors & Estate Agents



Offers Over

£270,000

34 Falkland Drive

Penicuik | Midlothian | EH26 OSS

An excellent opportunity has arisen to purchase this spacious and bright modern semi-detached villa with sizeable garden grounds and off-street parking, forming part of a peaceful modern development in the sought after district of Penicuik, the property is within easy reach of excellent amenities, reputable schooling and transport links.

-  3 Bedrooms
-  1 Public room
-  1 Bathroom
-  Private Gardens
-  Driveway
-  EPC Rating – B
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway, contemporary fitted kitchen with ample storage units, useful downstairs WC, well proportioned and bright reception/dining room with doors providing direct access to the rear garden, light and airy principal bedroom, two further well proportioned bedrooms and modern family bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the integrated oven/hob, 1 out of the 2 fridges, freezer, washing machine, dishwasher and all furniture in bedroom 2 with the exception of the children's play table.

Gardens and Driveway

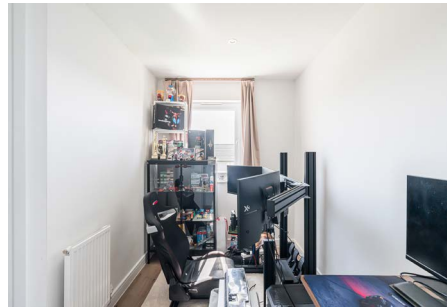
A real benefit of this property is the generous sized plot. The private garden to rear is a fantastic size and has been well maintained. Off-street parking is available to the side with a good sized driveway.

Factors

There is a factoring fee of approx. £50 every 6 months payable to Ross & Liddell for the upkeep of the communal garden grounds within the development.

Viewing

By appointment with Neilsons on 0131 625 2222.





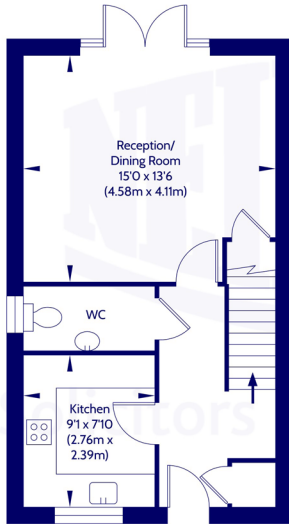
Location

Falkland Drive is quietly positioned within the highly desirable district of Penicuik, conveniently placed for access to reputable schooling and excellent local amenities including a nearby Tesco supermarket with further specialised shops, bars and restaurants within easy reach. The nearby Straiton Retail Park hosts a range of high street stores including M&S food hall, Sainsbury's together with Costco & Ikea. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area links directly to Edinburgh's city centre and surrounding areas. There is a selection of recreational and sporting amenities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain. Within the development itself, are two lovely play parks, just a few minutes' walk away.

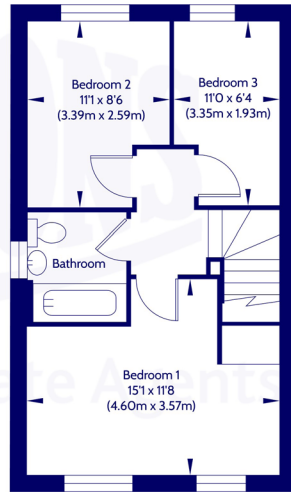




Approx. Gross Internal Floor Area 76 Sq M / 816 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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