

85 Eastfield Drive

PENICUIK, EH26 8DL



2-BEDROOM TERRACED HOUSE WITH OPEN-PLAN LIVING AND A GENEROUS REAR GARDEN



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Offering open-plan living space and an impressive rear garden, this attractive two-bedroom terraced home combines modern comfort with practical everyday living. With two well-proportioned double bedrooms, a contemporary bathroom and private driveway parking, the property is an appealing option for first-time buyers, couples or those looking to downsize.

The ground floor centres around a spacious open-plan kitchen, dining and living area. Generously proportioned, the room benefits from excellent natural light, enhancing the sense of space throughout. A feature fireplace wall provides an attractive focal point to the living area.

The kitchen has been thoughtfully arranged to make excellent use of the available space, offering ample storage, integrated appliances and a tiled splash-back that complements the modern finish. Its open-plan design allows the kitchen to flow naturally into the dining and living areas, creating a versatile space.





Upstairs, the property offers two well-sized double bedrooms, providing comfortable accommodation with flexibility for guests or a home office. The bathroom is finished in a modern style, with tiled walls and a window providing natural ventilation.

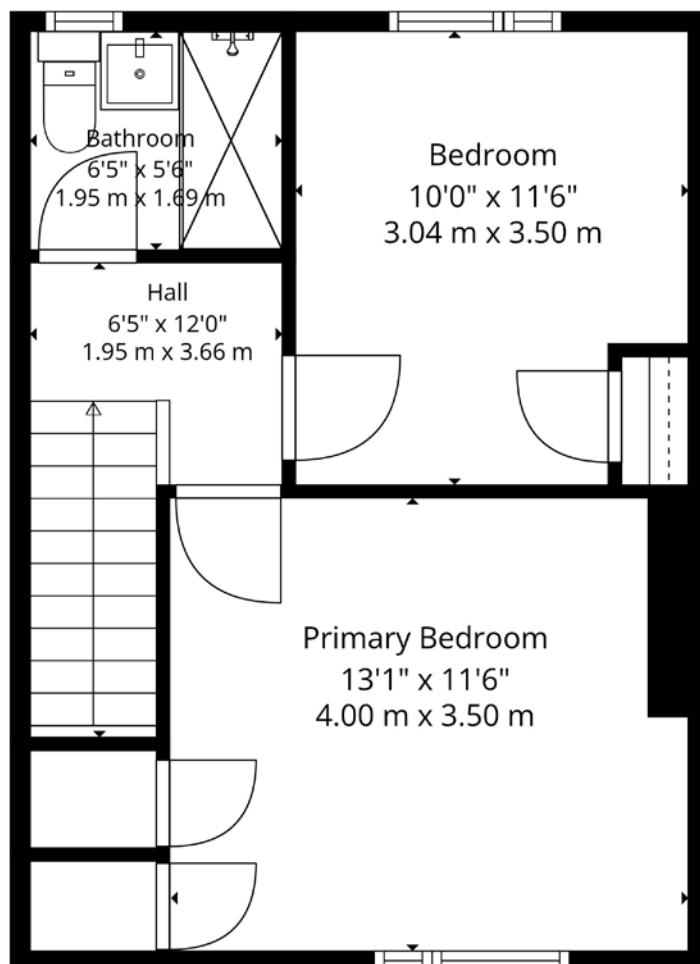
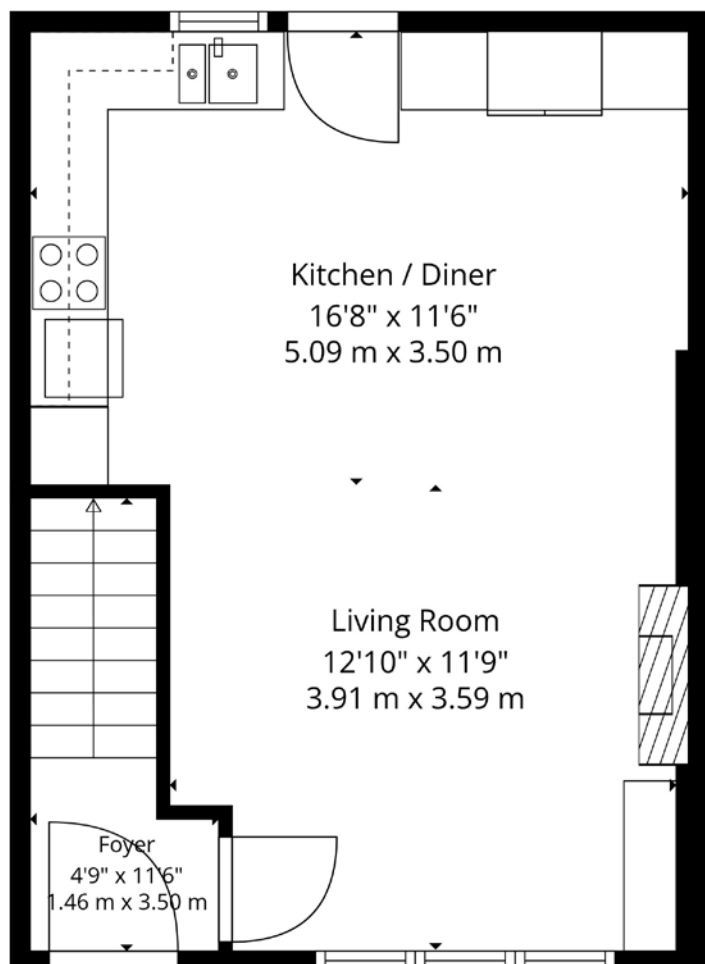




Bedroom 2







Gross internal floor area (m²): 75m²

EPC Rating: C

Floor Plan

Outside, the rear garden is a particular highlight. A dedicated decking area creates an ideal spot for outdoor dining, entertaining or enjoying warmer days, while the generous garden extends beyond. The space offers plenty of room to relax and enjoy the outdoors.

To the front, driveway parking provides space for one car, adding further convenience.



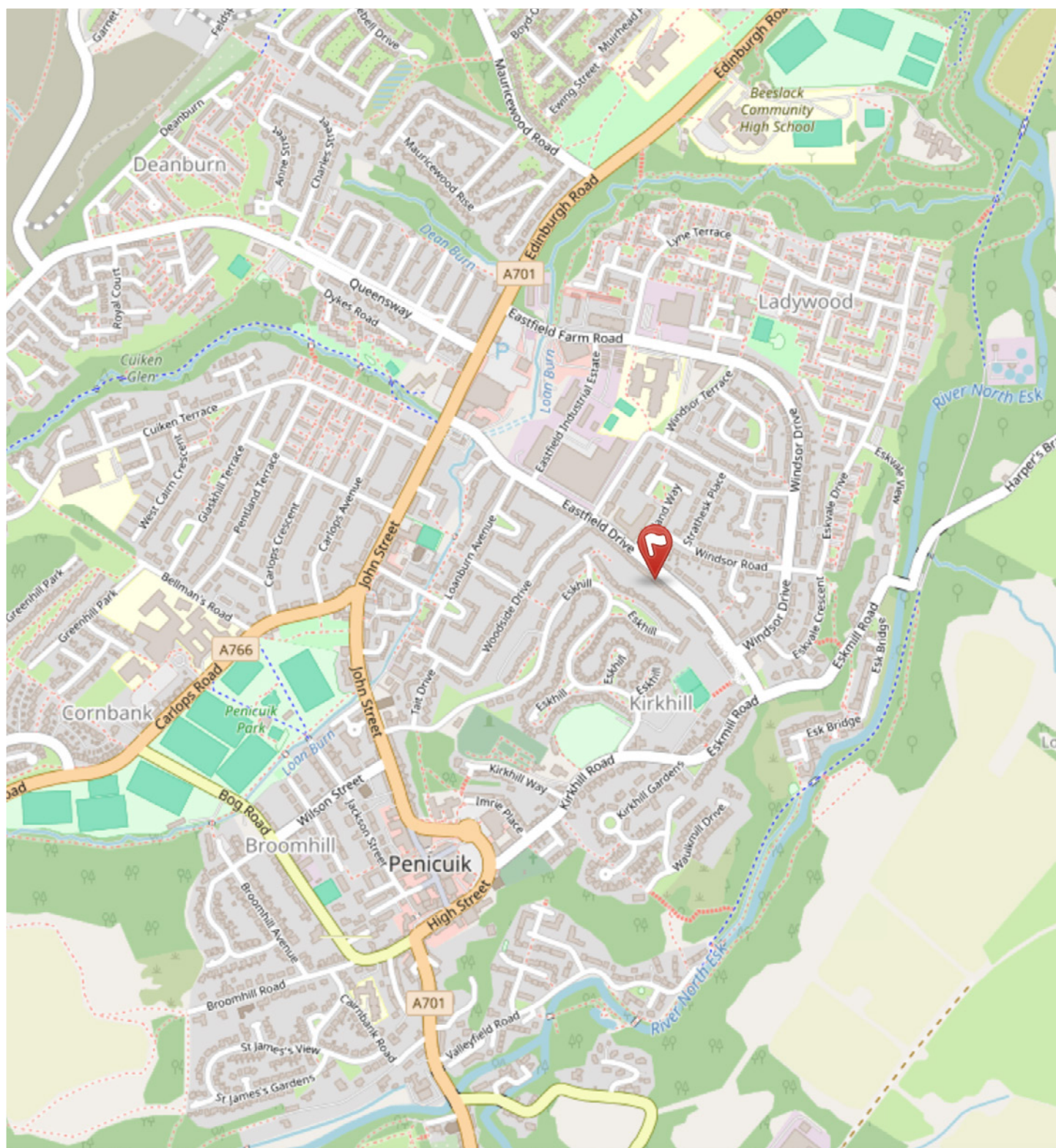


Situated on Eastfield Drive in Penicuik, Midlothian, this property benefits from a well-established residential setting with everyday amenities close at hand. Tesco is nearby, alongside local shops and convenience stores, while Penicuik High Street offers a wider choice of independent retailers, cafés and places to eat.

Strathesk Primary School and Penicuik High School are both within the surrounding area, adding to the location's practical appeal. Local bus stops provide connections around Penicuik and towards Edinburgh, while the A701 offers road links to the capital and beyond.

For outdoor enthusiasts, the nearby Pentland Hills and surrounding Midlothian countryside provide opportunities for walking, cycling and enjoying the outdoors. With convenient shopping, local schooling and transport connections all within reach, Eastfield Drive offers a practical setting for everyday living.

The Location



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THE SUNDAY TIMES
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