

Peebles

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Offers Over £220,000



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172 Eskhill, Penicuik, EH26 8DQ



An excellent opportunity to acquire this extended two-bedroom villa, offering approximately 85m² of well-presented accommodation, situated within a sought-after residential area of Penicuik. The property has been thoughtfully extended to create a spacious kitchen, providing an exceptional hub for modern family living, entertaining and everyday dining.

Built circa 1975 and presented in good condition throughout, the property enjoys generous garden grounds to both the front and rear. The fully enclosed rear garden benefits from a desirable southerly aspect and is laid mainly to lawn with a decking area, creating an ideal setting for outdoor dining, relaxation and family enjoyment. To the front, the property features a private driveway, an area of garden ground, and an integral garage, offering excellent off-street parking and additional storage.

Conveniently located within easy reach of local amenities, well-regarded schools and excellent transport links, this appealing home combines generous living space with a highly desirable location, making it an ideal purchase for a range of buyers.

Accommodation

GROUND FLOOR

- * Entrance vestibule
- * Living room
- * Dining room
- * Kitchen

FIRST FLOOR

- * Upper landing
- * Two spacious double bedrooms with fitted wardrobes
- * Bathroom with over - bath shower

ADDITIONAL INFORMATION

- * Double glazing
- * Gas central heating
- * Integral garage with power and light
- * Driveway
- * Private garden grounds to the front and rear

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Approximate Gross Internal Area = 100.7 sq m / 1084 sq ft
(Including Garage)

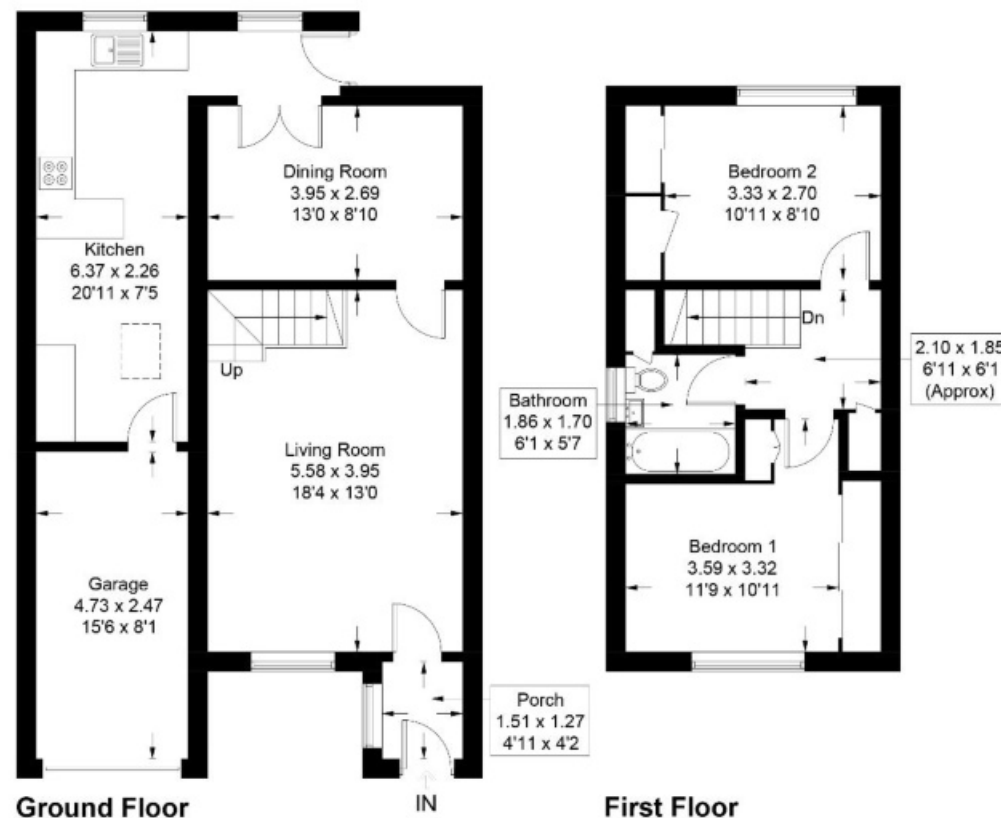


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1319031)

Situation

Penicuik lies approximately seven miles to the south of Edinburgh and provides an excellent, full range of amenities and a variety of recreation and leisure facilities. Highly regarded schooling is available in the town at both Primary and Secondary levels and Penicuik is well served by a regular public transport service operating to Edinburgh and the surrounding villages and towns.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

Band D

Council Tax

Midlothian Council, Tax Band D.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Peebles, EH45 8RX
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Opening Hours:
Monday to Friday: 9.00am to 5.00pm
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