



11 Strathesk Place,
Penicuik, Midlothain, EH26 8EB

CALL US ON 0131 447 4747

11 Strathesk Place, Penicuik, Midlothian, EH26 8EB

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Living room/dining room with dual aspect.
- Good-sized modern fitted kitchen with appliances.
- Access to rear garden.
- Contemporary fitted bathroom with shower on ground level.
- Upper landing with storage & access to attic.
- Two good-sized double bedrooms both with fitted wardrobes.
- Further bedroom with storage.
- Private garden to front.
- Driveway to side leading to garage at rear.
- Extensive rear garden with decking area.
- Gas central heating.
- Double glazing.
- Outdoor hot water tap.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented semi-detached villa situated within the popular Midlothian town of Penicuik, an ideal commuter base into Edinburgh and further afield with its close proximity to the Edinburgh City Bypass. The property would make a perfect family home and is close to an excellent range of local amenities within Penicuik itself.

COUNCIL TAX BAND A.
TRAIN STATION APPROXIMATELY 9.7 MILES TO EDINBURGH WAVERLEY STATION.
AIRPORT APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
BUSES WITHIN 300 METRES.

LOCATION

Situated approximately 9 miles outside Edinburgh city centre, at the foot of the picturesque Pentland Hills, Penicuik offers a rural lifestyle with all the advantages of city living. The town centre is home to a selection of stores and independent retailers, including the Storehouse with locally sourced foods, freshly made bread and cosy cafe. The town also offers traditional pubs, cafes and hotel restaurants. Supermarkets include Tesco and Lidl, while at Straiton there is Asda, Aldi and Costco, along with Ikea which are just a short drive or bus trip away. Ideal for families, the town offers a number of play parks and is served by several primary schools and two high schools. Residents of Penicuik are spoilt for choice when it comes to sport and fitness facilities, including Ladywood and Penicuik leisure centres, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. Buses run to and from Edinburgh city centre, including express and night services, as well as to the Borders and Musselburgh.

EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, SOME WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE FREE-STANDING COOKER, AUTOMATIC WASHING MACHINE, WHILE THE FRIDGE/FREEZER MAY BE AVAILABLE THROUGH NEGOTIATION. ADDITIONALLY, THERE IS A BAR CURRENTLY SITTING IN THE DRIVEWAY FOR THE PROPERTY WHICH NEEDS TO BE RE-ERECTED BUT MAY BE AVAILABLE THROUGH NEGOTIATION.





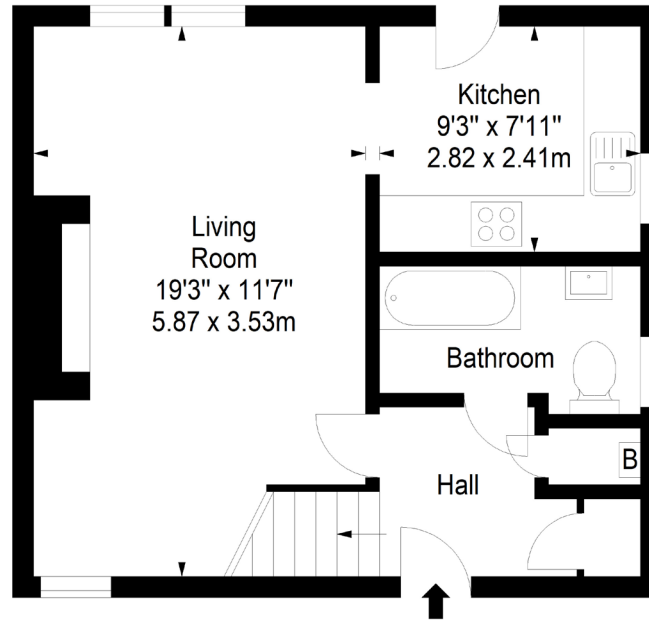
**Strathesk Place,
Penicuik,
Midlothian, EH26 8EB**



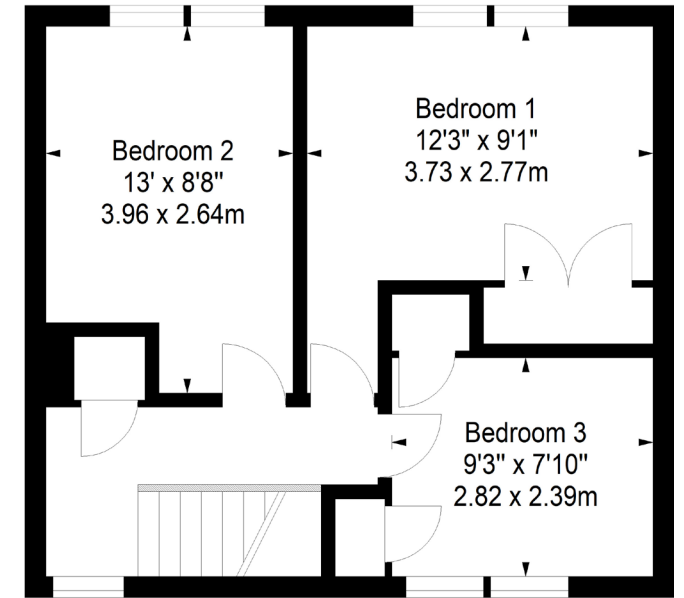
Approx. Gross Internal Area
838 Sq Ft - 77.85 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING D**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.