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## Property Summary

Welcome to a two-bedroom end-terrace house that offers bright and airy accommodation, as well as a suntrap garden. The home further benefits from excellent storage and a prime location in the heart of Penicuik, set close to amenities, schools, and transport links. It will appeal to commuting professionals, couples, first-time buyers, and small families alike.

A hall welcomes you in, leading right into the living/dining room.

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## Features

- A bright and airy end-terrace house
- Convenient location in Penicuik
- Entrance hall
- Spacious living/dining room
- Fitted kitchen with additional storage
- Two double bedrooms (one with storage)
- Bright bathroom with overhead shower
- Enclosed gardens to the front and rear
- Unrestricted on-street parking
- Gas central heating and double glazing





## The living/dining room

This reception area has a spacious footprint which is brightly illuminated by a large picture window. It pairs an earthy-toned accent wall with a light backdrop and a wood-style floor, coming complete with a charming mantelpiece and hearth that forms a focal point for arranging furniture.



## Fitted kitchen with additional storage

Next door, the kitchen is fitted with base and wall cabinets in tasteful grey tones, with wood-hued accents and a complementary worksurface. It has additional built-in storage and includes a selection of appliances (integrated oven, gas hob, and extractor hood, and undercounter washing machine). It also connects to a rear vestibule with further storage and access to the back garden.







## The bedrooms

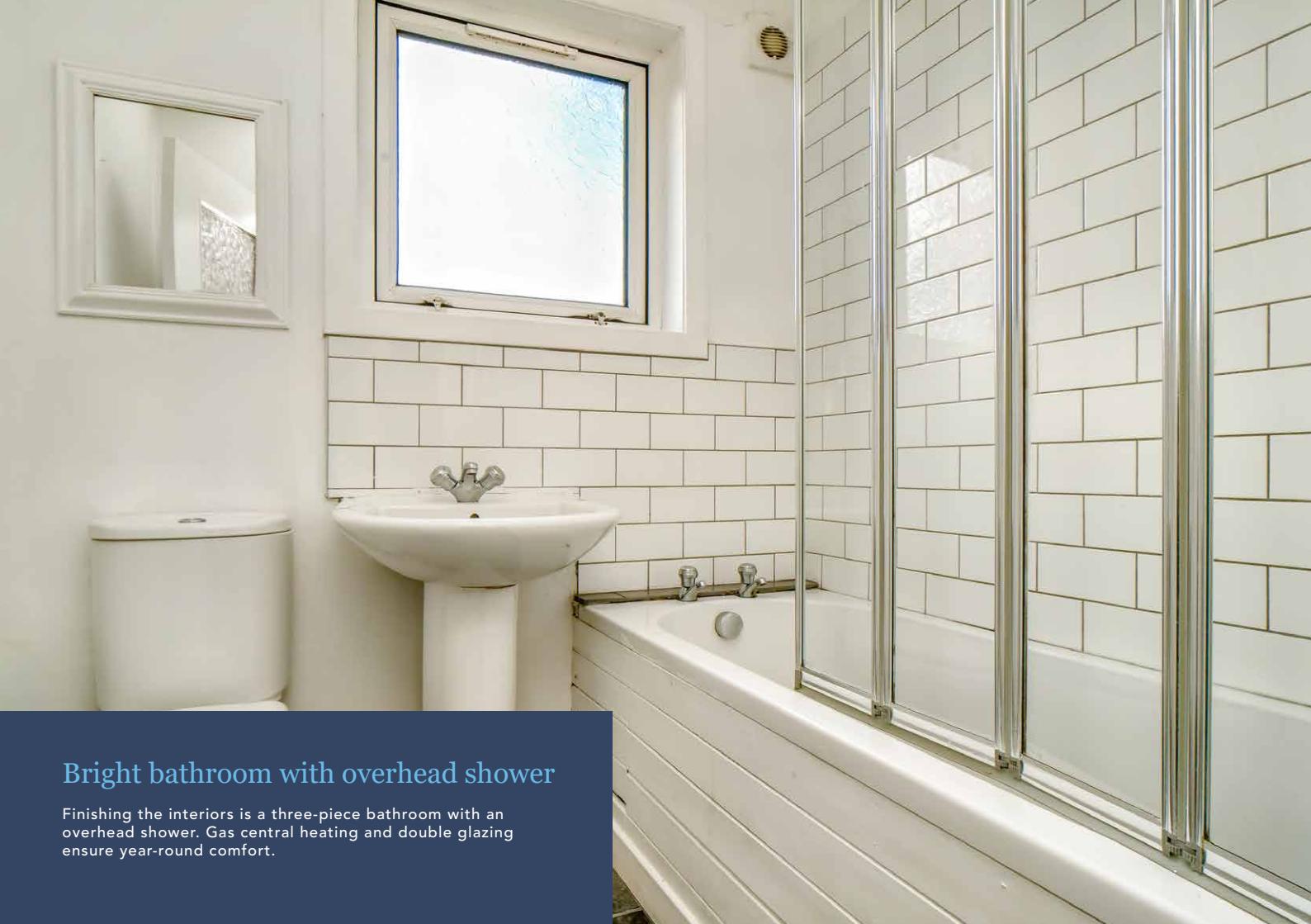
Upstairs leads to the two double bedrooms, both of which are bright and spacious. The neutrally decorated principal bedroom also benefits from two built-in cupboards, whilst the second bedroom enjoys a south-facing aspect.





“...Two double bedrooms and one bedroom with storage...”





## Bright bathroom with overhead shower

Finishing the interiors is a three-piece bathroom with an overhead shower. Gas central heating and double glazing ensure year-round comfort.



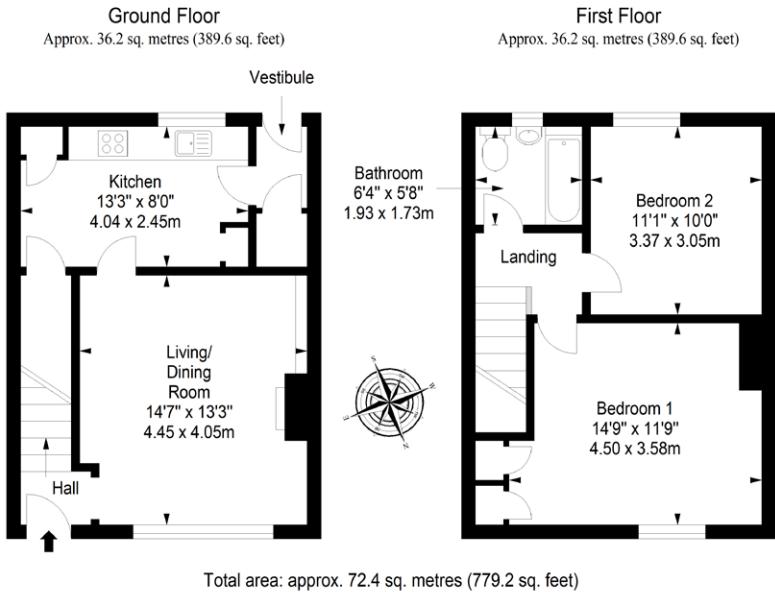
## Enclosed gardens to the front and rear

Outside, the home has enclosed gardens to the lawned front and low-maintenance rear. The rear garden also boasts a south-facing aspect, making it ideal for summer barbecues with family and friends. Parking in the area is on street and unrestricted.

## Penicuik, Midlothian

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk. Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

## Floorplan



EPC Rating - C | Council Tax band - D | Home report Value - £170,000

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.



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## Price & Viewings

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[www.watermans.co.uk](http://www.watermans.co.uk)

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