

# Attractive, adaptable detached family home

In a sought after quiet residential location

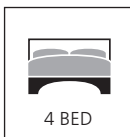


## 4 Esk Bridge

Penicuik, Midlothian, EH26 8QR



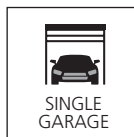
Scan Here!



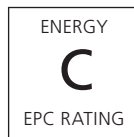
4 BED



2 BATH + WC



SINGLE  
GARAGE



ENERGY

C

EPC RATING



River Walk | Sanctuary Park | Glencorse Golf Course



EsK Bridge is an attractive Applecross development, combining houses and apartments in a semi-rural location, with a friendly feel and a real sense of community. The development benefits from a child play park to keep the children happy throughout those long summer days.

It is a lovely, leafy spot on the North Bank of the River North Esk and has direct access to the Penicuik to Dalkeith Railway cycle path for leisurely walks and bike rides. Although a peaceful location, the house is only a few minutes from the

shops and amenities of Penicuik High Street and there are supermarkets within easy reach. Straiton Retail Park is also not too far away and benefits from a Sainsburys superstore, Boots, M&S, Ikea and more restaurants opening soon. Recreational pursuits are many and varied in the area including a good choice of golf courses.

There are regular bus services to Edinburgh and the motorist can find good access to the city bypass and motorway network.





Kitchen

4  
ESK BRIDGE  
== EH26 8QR ==



"...the property is immaculately presented throughout and includes quality fixtures and fittings as well as a tranquil South facing fully enclosed rear garden..."



## Dining Room



"...the property comprises of a bright and airy lounge with patio door to the rear garden, fully fitted kitchen with a useful utility room..."

This executive linked detached villa forms part of a prestigious modern development built by Applecross and viewing is highly recommended. The property is immaculately presented throughout and includes quality fixtures and fittings as well as a tranquil south facing fully enclosed rear garden. The property sits on a quiet courtyard with a driveway and garage and internally benefits from double glazing and gas central heating throughout. There is ample visitors parking and the development is a safe place for children to enjoy.

The bright and spacious accommodation briefly comprises on ground floor level, entrance porch and welcoming hall with large storage under stair and WC. A bright and airy lounge with patio door to the rear garden, fully fitted kitchen with a useful utility

room and a open plan dining area to the front of the property.

The staircase leads up to all bedrooms, the master bedroom has built in storage wardrobes and a three piece shower en-suite, and three further double bedrooms all benefit from built in wardrobes, a family part tiled bathroom, white WC, sink and shower over bath. The landing provides access to the attic space which is part floored and double insulated.

The property provides excellent versatility and potential for expansion either via the loft or into the rear garden. To the side of the property there is a garage for secure off-street parking plus one further space on the driveway.

## Lounge





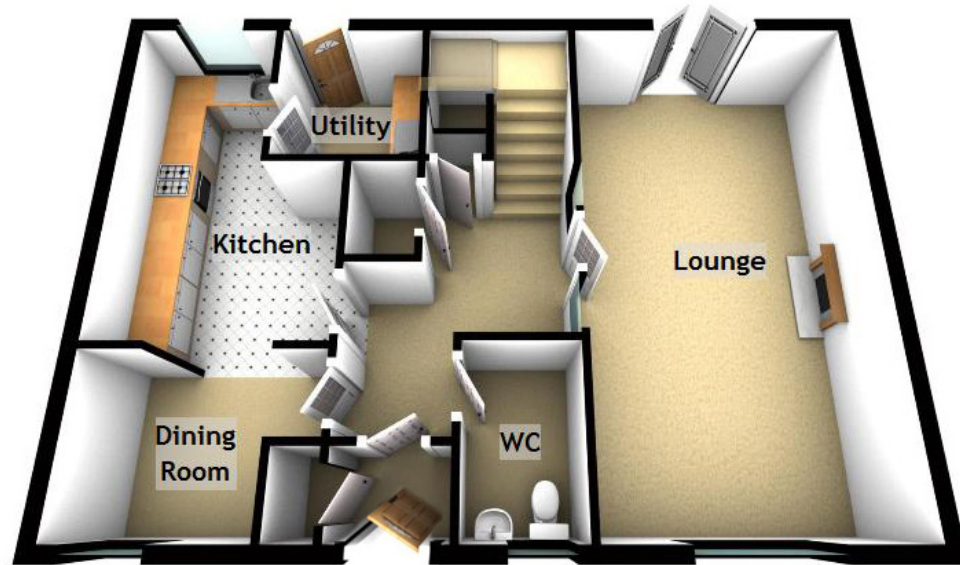
## Bedrooms & Bathrooms



"...the master bedroom has built in storage ward- robes and a three piece shower en-suite..."



Ground Floor



First Floor



## SPECIFICATIONS

### APPROXIMATE DIMENSIONS

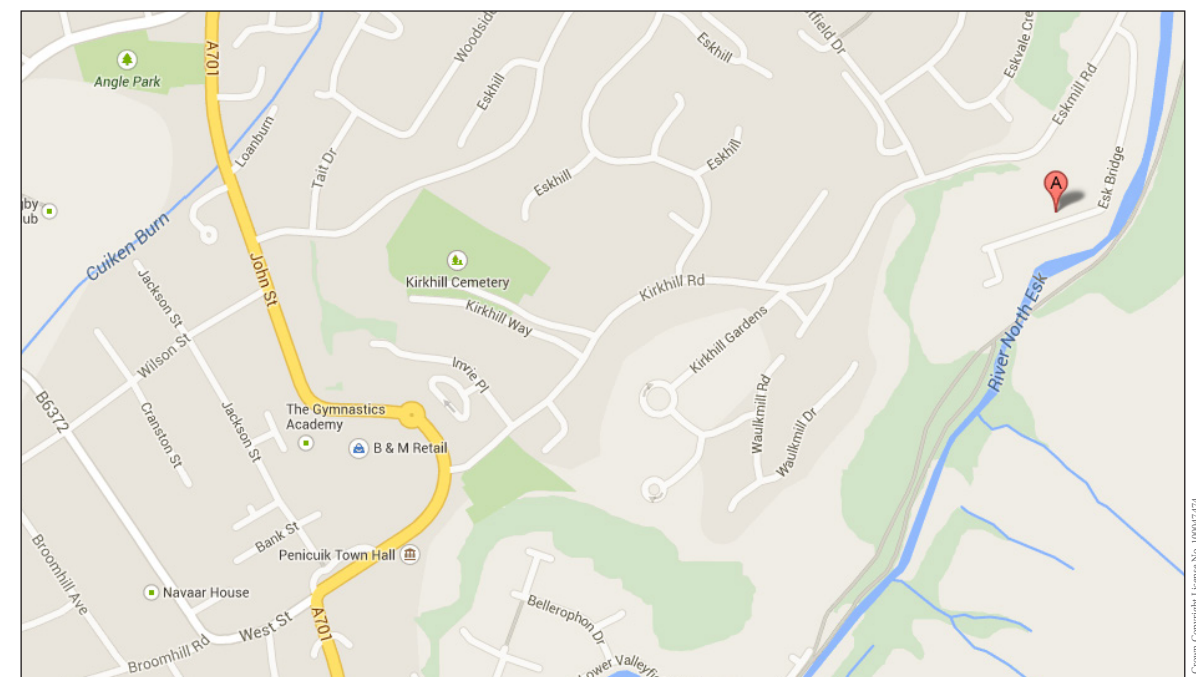
(Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Lounge      | 6.66m (21'8") x 3.59m (11'7") |
| Kitchen     | 4.47m (14'6") x 3.38m (11'8") |
| Utility     | 1.92m (6'2") x 1.70m (5'5")   |
| Dining Room | 2.1m (6'8") x 3.4m (11'1")    |
| Bedroom 1   | 3.49m (11'4") x 3.21m (10'5") |
| En-Suite    | 3.26m (10'6") x 1.40m (3'4")  |
| Bedroom 2   | 3.52m (11'5") x 2.72m (8'9")  |
| Bedroom 3   | 3.37m (11'5") x 3.47m (11'3") |
| Bedroom 4   | 3.41m (11'1") x 3.20m (10'4") |
| Bathroom    | 2.95m (9'6") x 1.98m (6'4")   |
| WC          | 2.20m (7'2") x 1.38m (4'5")   |

### EXTRAS

(Included in the sale)

Floor coverings, blinds, curtains and all bathroom and kitchen fixtures and fittings.





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Text and description  
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