

241
Eskhill

Penicuik
Midlothian
EH26 8DF

Beautifully presented four
bedroom semi-detached house
With picturesque views



Scan Here!



4 BED



2 BATH



OFF STREET

ENERGY

D

EPC RATING

Penicuik

MIDLOTHIAN

Penicuik is an attractive town just south of Edinburgh completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty minute drive, except at the busiest of times. For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh city bypass, which gives access to all major routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the city of Glasgow.

Throughout Penicuik are a number of Primary and Secondary schools. Just off Carlops Road, at Penicuik High School one mile from the property, is Penicuik

Leisure Centre with Library and swimming pool.

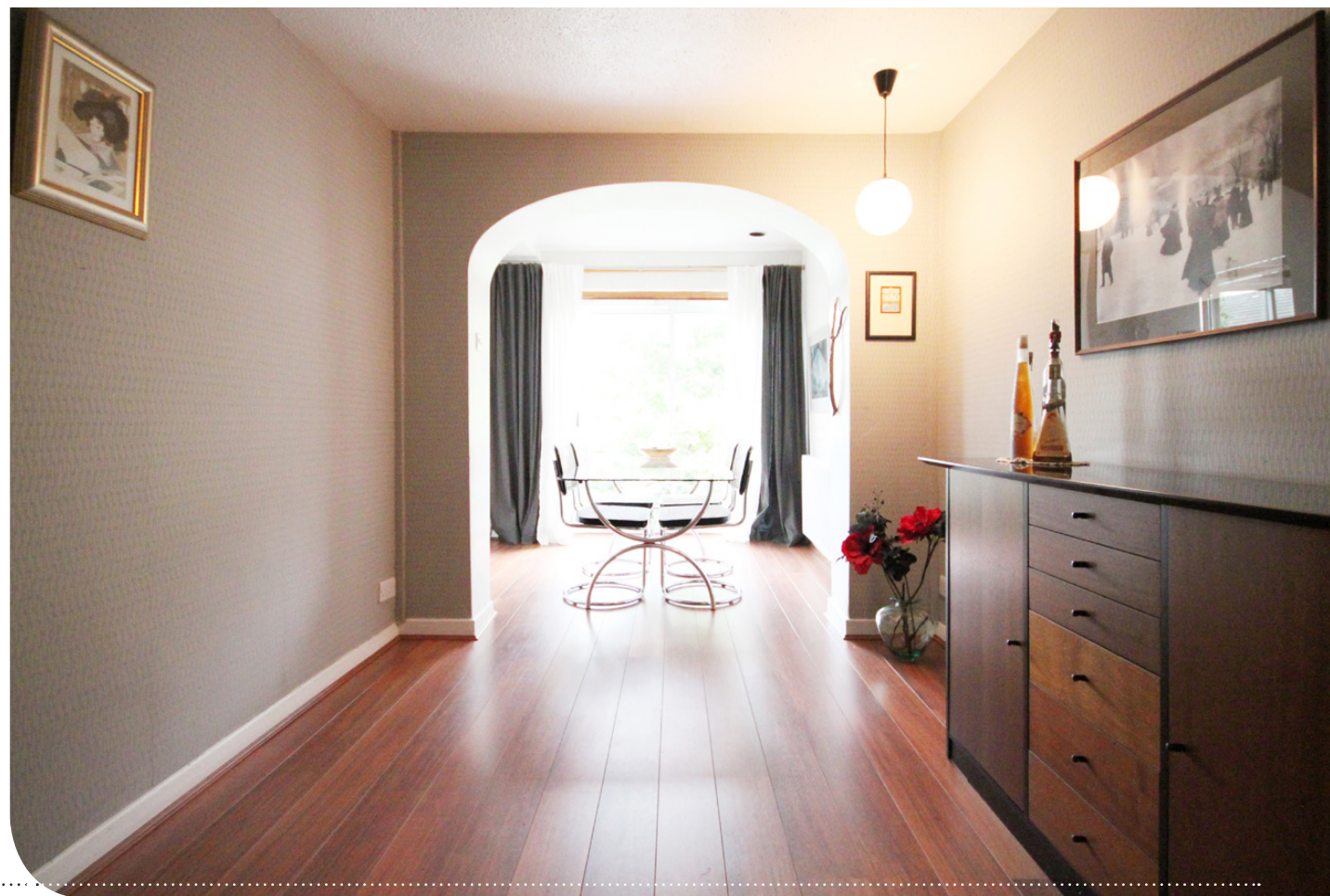
Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield - a ten minute - drive takes you to Straiton Retail Park where you will find a selection of shops including IKEA, Costco and Sainsburys. The town centre provides a wide choice of building society, banking and post office services. In this same area is the Health Centre, which provides very comprehensive services, including those of a dentist.



Kitchen and Utility room

WITH DOORS LEADING OUT TO THE GARDEN





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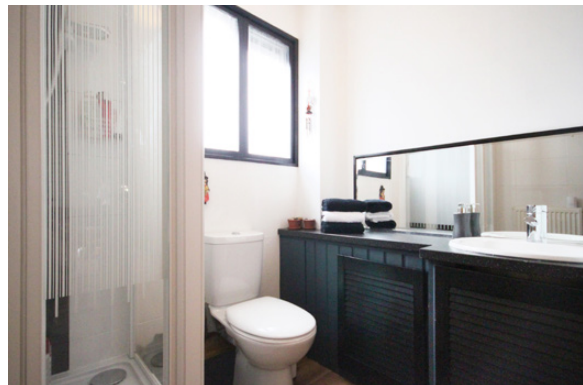
We are delighted to bring to the market this beautifully presented semi-detached four bedroom property, which is set in a picturesque area of Penicuik. Internally, the property comprises: Entrance hall with large storage space, bright lounge to the front with large window that floods the room with natural light, separate dining room with space for a table and six chairs, kitchen with a selection of excellent wall and base units topped with plenty of worktop space which is sure to appeal to any aspiring chef, leading from the kitchen onto a useful utility room and out into the back garden. Access can also be gained from the dining room to the rear garden through patio doors. One double bedroom and a shower room with WC and hand basin can also be found on the ground floor.

Upstairs, the landing gives access to three further bedrooms including a large master bedroom with built in storage wardrobes, and a beautifully presented part tiled family bathroom comprising WC, wash hand basin and bath with shower over.

Externally there are extensive garden grounds to front, rear and side. The garden is well maintained and ideal for outdoor living. To the front is a slabbed driveway for easy access to the property. The property further benefits from gas central heating and secondary-glazing as well as the security.



“...bright lounge to the front with large window that floods the room with natural light, separate dining room with space for a table and six chairs...”



.....
 “...Large Master
 bedroom with built in
 storage wardrobes...”



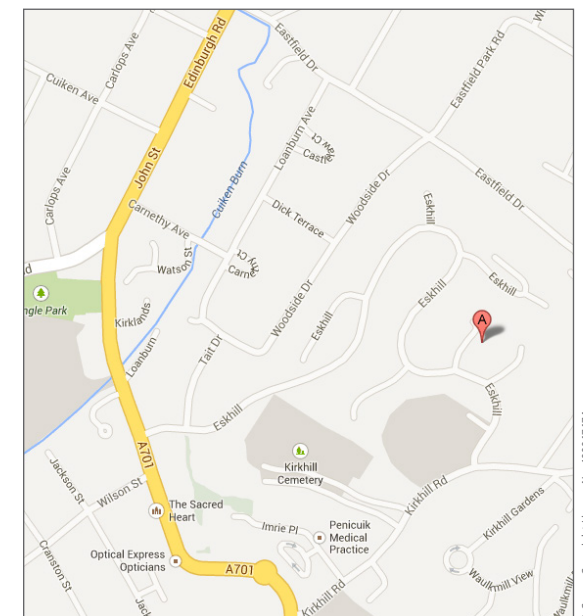
APPROXIMATE DIMENSIONS (Taken from the widest point)

Kitchen	3.52m (11'7") x 2.41m (7'11")
Utility	2.17m (7'1") x 1.96m (6'5")
Lounge	4.17m (13'8") x 3.93m (12'11")
Dining area	3.52m (11'7") x 2.55m (8'4")
Dining area	2.63m (8'8") x 1.96m (6'5")
Bathroom	2.00m (6'7") x 1.58m (5'2")
Bedroom 1	4.02m (13'2") x 2.63m (8'8")
Bedroom 2	3.48m (11'5") x 2.99m (9'10")
Bedroom 3	3.14m (10'4") x 2.33m (7'8")
Bedroom 4	2.62m (8'7") x 2.58m (8'6")
Bathroom	1.95m (6'5") x 1.95m (6'5")

EXTRAS

(Included in the sale)

Fitted floor coverings, blinds, some light fittings,
 gas cooker, oven, fridge/freezer, washing machine,
 dishwasher, tumble drier, fitted bed in single bedroom,
 cupboards and mirror in bathroom.





Estate Agents

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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their estate agents as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of an offer and all statements contained herein are believed to be correct but are not guaranteed and any intended purchaser must satisfy themselves as to their accuracy. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. They have been chosen to indicate the general size and shape of each room. Any detailed measurements ought to be taken personally.

McEwan Fraser Investments are marketing this property.



Text and description
LYNDSAY GOWANS
Surveyor



Professional photography
LEIGH ARMOUR
Photographer



Layout graphics and design
EMMA PATRIZIO
Designer