



McEwan Fraser Legal
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168 Eskhill
PENICUIK, MIDLOTHIAN, EH26 8DQ



PENICUIK

Penicuik is a thriving township lying to the Southwest of the city, perhaps nine or ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town 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.

Being a self-contained, independent township, 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. And slightly further afield, a ten minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, 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. Throughout Penicuik are a number of primary and secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with library and swimming pool.

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 main 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.

MIDLOTHIAN



168 ESKHILL

McEwan Fraser Legal is delighted to bring to the market this beautiful three bedroom, semi detached house, presented to the market in walk-in condition. The size and internal condition makes this a highly desirable property for any purchaser. The property has been designed to maximise the natural available light to create a modern ambiance, and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The property briefly comprises on the ground floor, an entrance hallway providing access to living room. The lounge is a good sized room providing plenty of space for furniture configurations that is open plan to the dining room with large storage cupboard under the stairs. The space is flooded with light thanks to French doors providing access to the conservatory. The conservatory is a large space that can be used for a multitude of purposes. The fully fitted kitchen includes a good range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from an integrated appliances including, oven, hob, microwave, fridge/freezer, washing machine and dishwasher. This room again provides access to the conservatory.

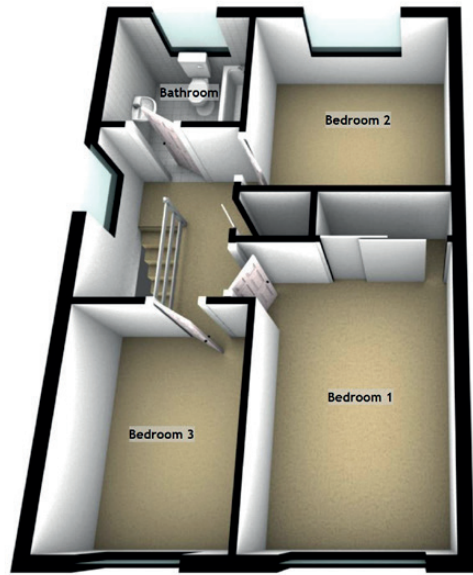
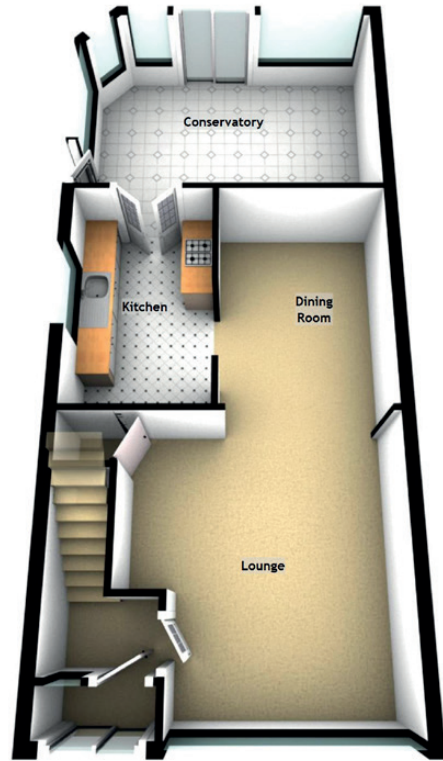
On the first floor, three large bedrooms all of similar sizes that provide plenty of space for furniture configurations with one including built-in sliding wardrobes, a large cupboard in hallway. A three piece, fully tiled, family bathroom with shower over bath. The attic accessed via the landing, providing more than adequate additional storage space.

This property also benefits from; gas central heating, full double-glazing, a double driveway to providing off-street parking for up to two cars, as well as more than adequate on-street parking to accommodate for visitors, single garage, private garden grounds surrounding the property, including a secure and fully enclosed garden to the rear, decking to the side and lawn/monoblock to the front.





BEDROOMS & BATHROOM



Approximate Dimensions
(Taken from the widest point)

Lounge	4.19m (13'9") x 3.94m (12'11")
Kitchen	3.52m (11'7") x 2.43m (8')
Dining Room	3.52m (11'7") x 2.57m (8'5")
Conservatory	4.83m (15'10") x 3.35m (11')
Bedroom 1	4.02m (13'2") x 2.62m (8'7")
Bedroom 2	2.95m (9'8") x 2.88m (9'5")
Bedroom 3	3.13m (10'3") x 2.34m (7'8")
Bathroom	2.02m (6'8") x 1.84m (6')
Garage	4.92m (16'2") x 2.88m (9'5")

Gross internal floor area (m²) - 96m²

EPC Rating - D

Extras
(Included in the sale)

All fixtures and fittings, including; blinds, curtains, light fittings, integrated appliances, carpets and fitted floors. Please note, other items may be available through separate negotiation.

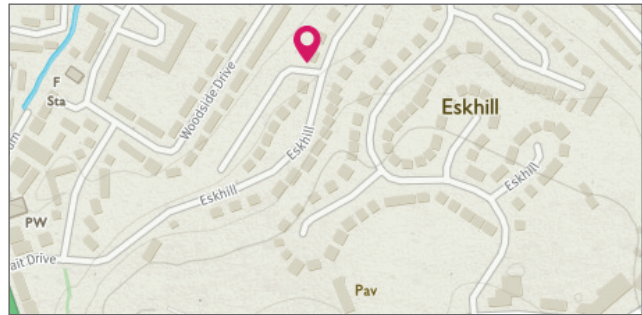


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Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SCOTT CAMERON
Surveyor



Professional photography
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