




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

52 Kirkhill Road

PENICUIK, EH26 8JD

52 KIRKHILL ROAD

A SPACIOUS THREE BEDROOM HOME IN MIDLOTHIAN'S PENICUIK AREA.



We are delighted to present to the market this fantastic three bedroom semi detached house in the heart of Midlothian's Penicuik area, situated only a short stroll from the town centre. This property is in a highly sought after street in Penicuik is this delightful

three bedroom House presented to the market in walk-in condition. The room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality. The property

comprises of a welcoming porch, hallway, an impressive lounge with electric fireplace including. The kitchen is an excellent space for preparing and organising, the room is bright and well equipped with floor and wall mounted units providing plenty of worktop

space as well as plenty of space for free-standing appliances. The ground floor also comprises a third bedroom or dining room, which is what the current owner uses this space for and a bright, well-proportioned three

piece bathroom which completes the rooms with and shower over the bath. On the first floor two double bedrooms provide great light whilst offering flexibility on this level as one of the rooms is currently being used as an

office space, upstairs, the property boasts a large master bedroom with ample space for free-standing furniture arrangements. The property further benefits from storage space in the eaves and the

newly installed boiler provides gas central heating to ensure a warm yet cost-effective living environment all year round. Externally there's a storage cellar, well kept garden and private and on-street

parking. Early viewing is advisable as this property is expected to be popular with a variety of buyers.

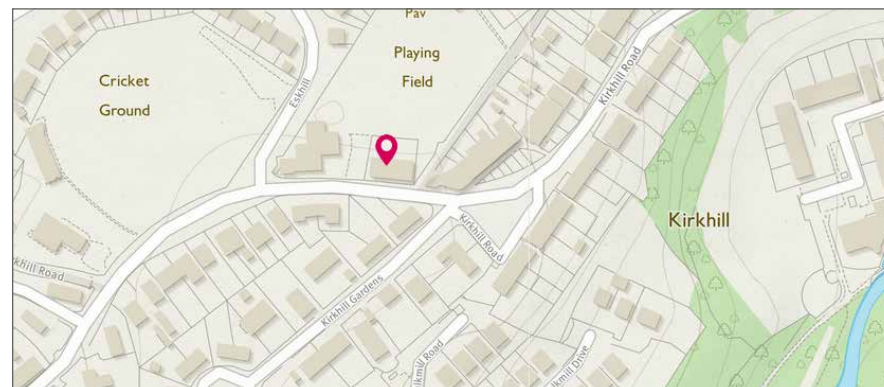


Approximate Dimensions (Taken from the widest point)

Living Room	4.43m (14'6") x 4.13m (13'7")
Kitchen	5.02m (16'6") x 2.88m (9'5")
Bedroom 1	4.25m (13'11") x 4.20m (13'9")
Bedroom 2	5.15m (16'11") x 3.17m (10'5")
Bedroom 3	3.40m (11'2") x 2.17m (7'1")
Bathroom	2.28m (7'6") x 2.09m (6'10")

Gross internal floor area (m²): 102m²

EPC Rating: D



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer : The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal 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 solicitor 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 any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
BEN STEWART CLARK
Surveyor



Layout graphics and design
ALAN SUTHERLAND
Designer