

23 Jackson Street

PENICUIK, MIDLOTHIAN, EH26 9BJ



*SPACIOUS THREE BEDROOM FAMILY HOME IN
MIDLOTHIAN'S DESIRABLE PENICUIK*



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McEwan Fraser Legal is delighted to present this three bedroom semi-detached house in Penicuik. The property is in walk-in condition. Inside, the property comprises of:

- Spacious living area which is front-facing and has a working gas fireplace
- Fully equipped kitchen which also provides access to the rear garden
- Dining room which leads to the kitchen
- Conservatory flooded with natural light and has access to both kitchen and rear garden
- Two spacious double bedrooms and a single bedroom/home office/dressing room
- Bathroom fitted with a three-piece suite along with a shower overhead

In addition to this, the property includes off-street parking as well as a private front side and rear garden. The house is fitted with full double glazing and gas central heating to make a warm and cost-effective home, year-round.





dining room



the kitchen





conservatory







bedroom 1





bedroom 2







Approximate Dimensions
(Taken from the widest point)

Lounge	5.25m (17'3") x 4.60m (15'1")
Dining Room	4.23m (13'11") x 3.73m (12'3")
Kitchen	3.53m (11'7") x 2.87m (9'5")
Conservatory	2.85m (9'4") x 2.42m (7'11")
Bedroom 1	4.46m (14'8") x 3.53m (11'7")
Bedroom 2	4.15m (13'7") x 3.53m (11'7")

Bedroom 3	3.88m (12'9") x 2.50m (8'2")
Bathroom	2.56m (8'5") x 1.41m (4'7")

Gross internal floor area (m²): 126m²

EPC Rating: D





Penicuik is a thriving township lying to the south-west of the city, nine or ten miles from Edinburgh's city centre, 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. 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, Sainsbury's and Marks and Spencers. The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist.

Throughout Penicuik, there are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

The Location

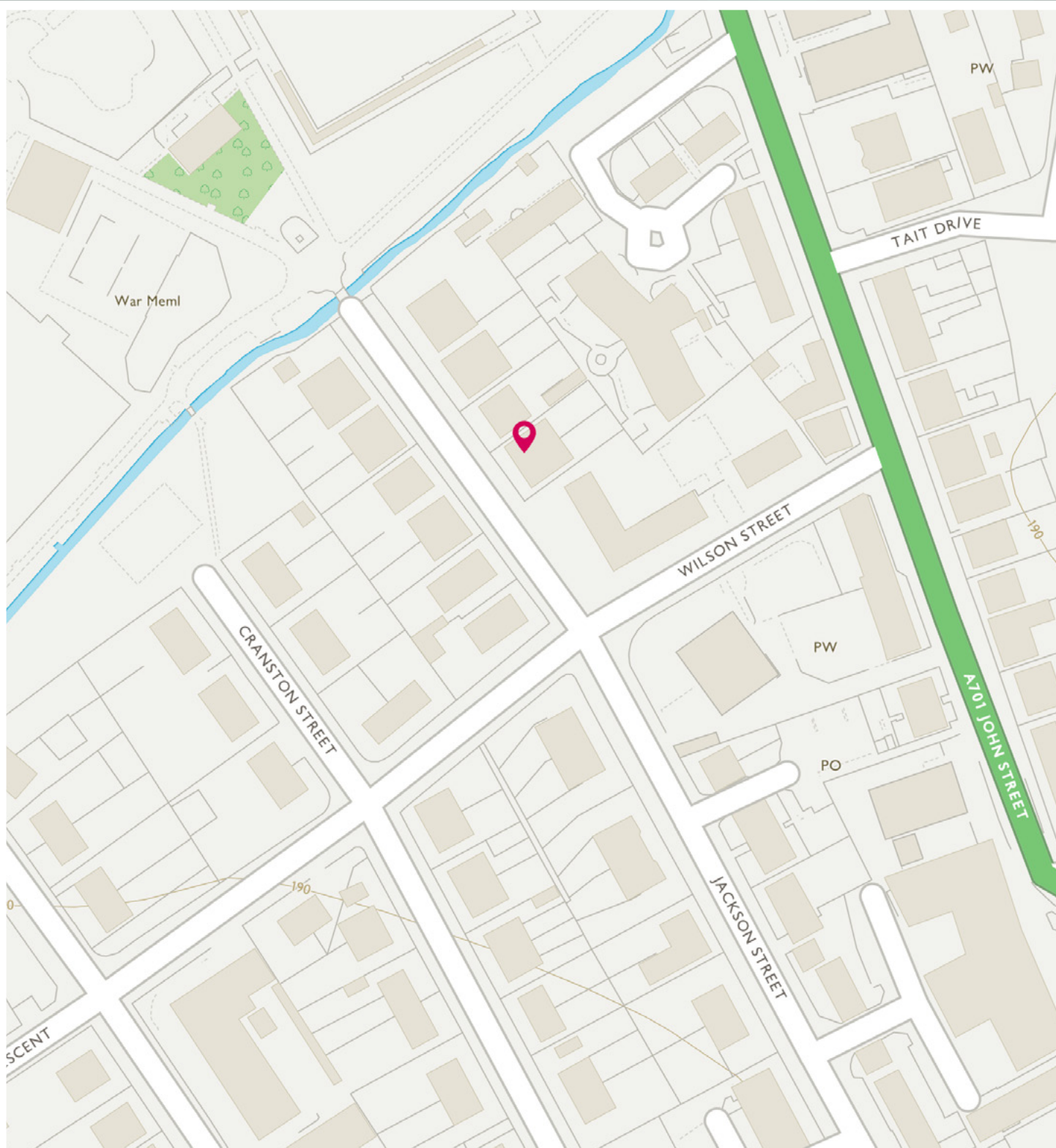


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Text and description
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