

45 Namur Road

PENICUIK, MIDLOTHIAN, EH26 0LJ



This three-bedroom semi-detached house enjoys well-proportioned accommodation over two floors



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McEwan Fraser is delighted to present this three-bedroom semi-detached house to the market. The property enjoys well-proportioned accommodation over two floors, a garage and driveway, and a superb rear garden that gets the evening sun. The property also enjoys gas central heating and double glazing creating a cosy and efficient home all year round.

THE LIVING ROOM



Accommodation is focused on a bright and spacious living room that has neutral décor a fireplace which creates a natural focal point. The space on offer will give an owner a degree of flexibility as they create their ideal entertaining space. The living room also gives access to the generous dining room which has a patio door opening to the rear garden. The dining room has plenty of space for a full-sized dining table and supporting furniture.

THE DINING ROOM



THE KITCHEN



The ground floor also houses the kitchen which offers a very generous array of base and wall-mounted units providing plenty of prep and storage space. There is a mixture of integrated and freestanding appliances.





Climbing the stairs, the first-floor landing gives access to two double bedrooms, a third single bedroom, a bathroom, and a large loft for additional storage. Bedroom one is an ample double bedroom with integrated storage and plenty of space for a full suite of freestanding bedroom furniture. Bedroom two is a further double which overlooks the front garden. Bedroom three is a large single bedroom which could happily serve as a home office. The bathroom includes partial tiling and a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

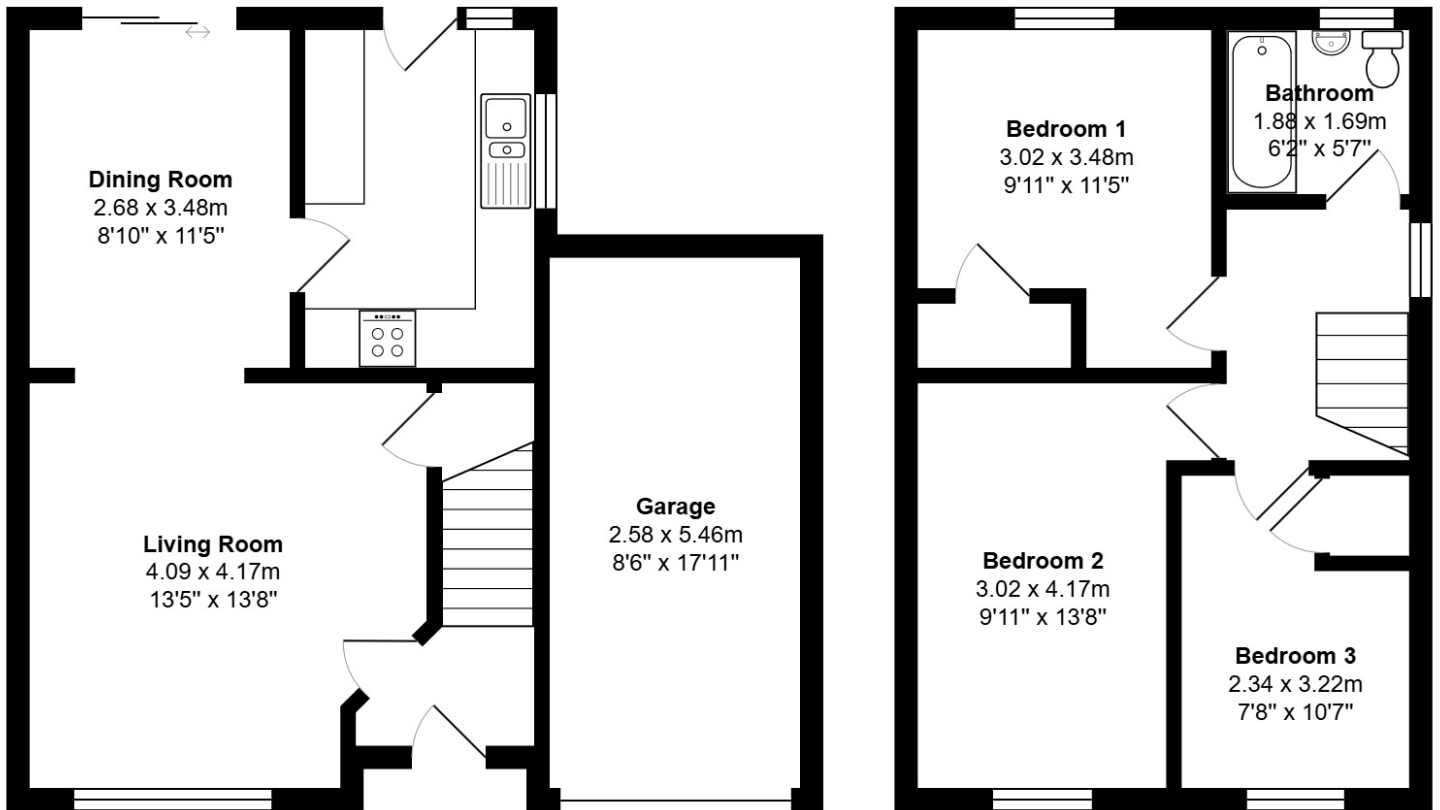


Externally the property sits behind a mature front lawn with a driveway and garage to one side. The extensive rear garden is a real asset and would be a wonderful resource for a family. The rear garden is mainly laid to lawn and has a patio for entertaining.

EXTERNALS



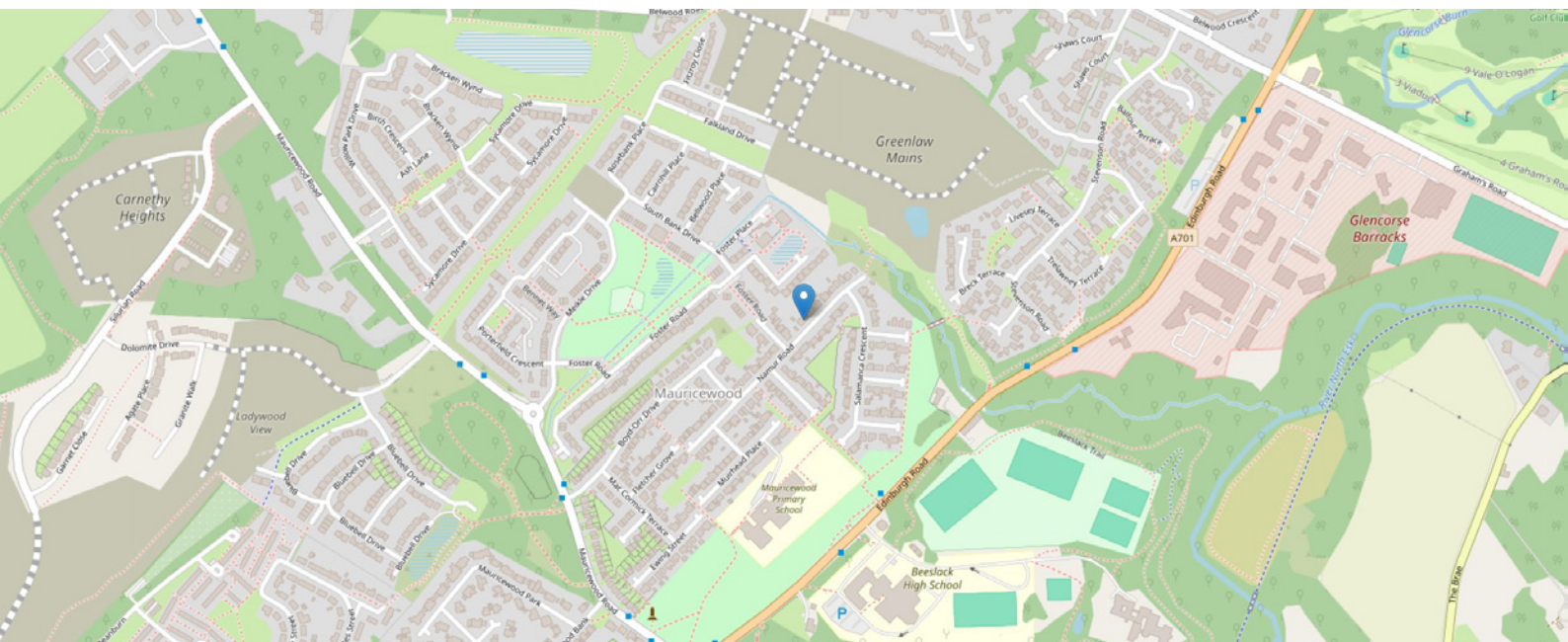
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m²
EPC Rating: C

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THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of Edinburgh, approximately ten miles from the city centre and close to the Pentland Hills. It is an attractive town completely surrounded by open countryside, which extends right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at busy times.





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. 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 Spencer. 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 are several 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.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. There is easy access to 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.



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