



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

**47 Foster Road**

PENICUIK, EH26 0FL

For those who are entirely unfamiliar with this area, Penicuik is a thriving town lying to the south-west of Edinburgh, nine or ten miles from the city centre, close to the Pentland Hills. It is an attractive town entirely 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 wide 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 & 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 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.



McEwan Fraser Legal are delighted to present this well presented three bedroom semi-detached home to the market. The property enjoys an excellent location in this popular, family-friendly, development. Accommodation comprises two double bedrooms, a single bedroom, kitchen, spacious lounge, cloakroom, bathroom and private gardens to the front and rear.

Entering the property, the kitchen is to your left facing the front. Comprised of a full range of contemporary base and wall mounted units, there is plenty of preparation and storage space for the aspiring chef. Gas hob, electric oven, dishwasher, washing machine and fridge freezer are all integrated. To the rear of the ground floor, you will find the reception room which runs the width of the house. French doors onto the rear garden allow floods of natural light. Climbing the stairs, you find the master bedroom to the front of the house. This is a particularly generous double bedroom which comes complete with a large fitted wardrobe and ample floor space for additional free standing storage. There are two further bedrooms, a well proportioned double and a generous single. The internal accommodation is completed by the bathroom which is partially tiled and comprised of a three-piece white suite with shower over bath.

For extra warmth and comfort, the property enjoys gas central heating and double glazing throughout. Externally, the property enjoys the use of private front and rear gardens which largely laid to lawn. This is a must-see starter home and early viewing is highly recommended.



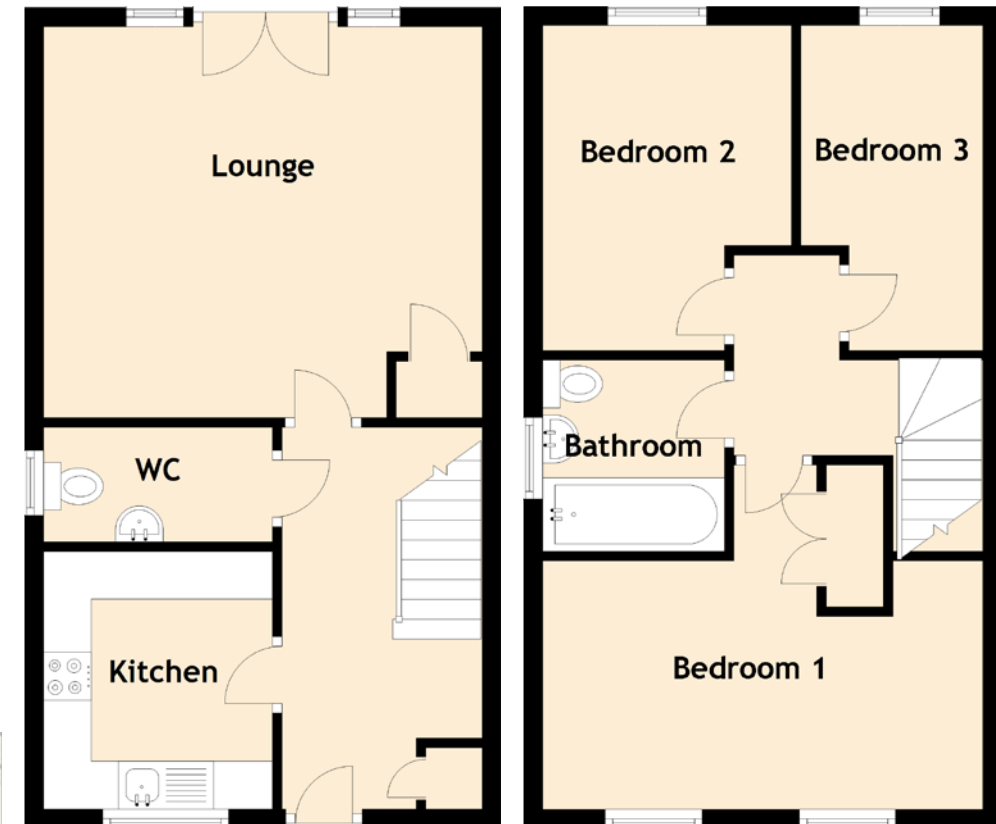


## THE DETAILS

Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.10m (13'5")
Kitchen	2.70m (8'10") x 2.40m (7'10")
Bedroom 1	4.60m (15'1") x 2.60m (8'6")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")
Bedroom 3	3.30m (10'10") x 1.90m (6'3")
Bathroom	2.00m (6'7") x 1.90m (6'3")
WC	2.40m (7'10") x 1.20m (3'11")

Gross internal floor area (m<sup>2</sup>): 76m<sup>2</sup>  
EPC Rating: C





  
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