



10 Kirklands
PENICUIK | EH26 8AJ


warners
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Two bedroom, bright, end terraced villa enjoying a peaceful cul-de-sac setting, secure, enclosed rear garden and unrestricted on-street parking, lying within the popular town of Penicuik, less than ten miles from the heart of Edinburgh and comprises;-

- Entrance porch and hallway
- Dual aspect living room with decorative fireplace and stove and space for a dining table
- Kitchen fitted with floor and wall units, a breakfast bar, integrated ceramic hob and double oven and space for an American fridge
- Two bright double bedrooms with fitted wardrobes
- Modern bathroom fitted with electric shower over bath and vanity sink
- Ample storage options including access to attic
- Gas central heating
- Double glazing
- Enclosed rear garden with patio area and lawn

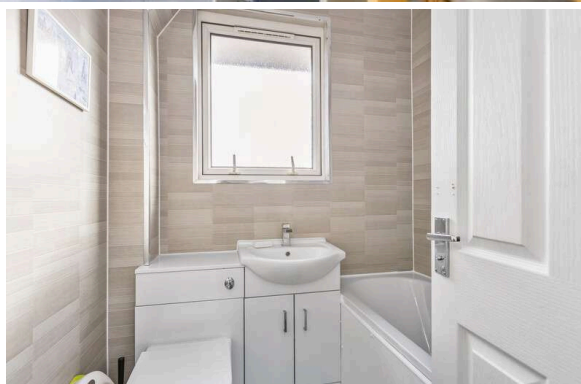
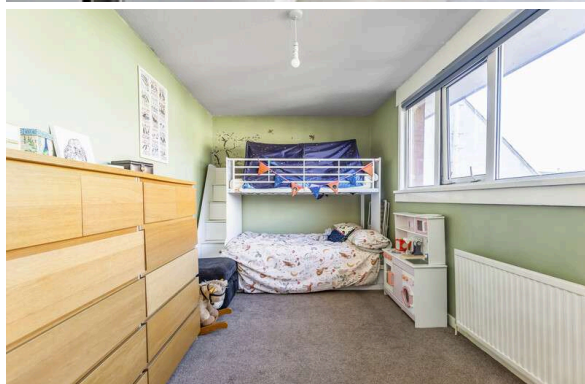
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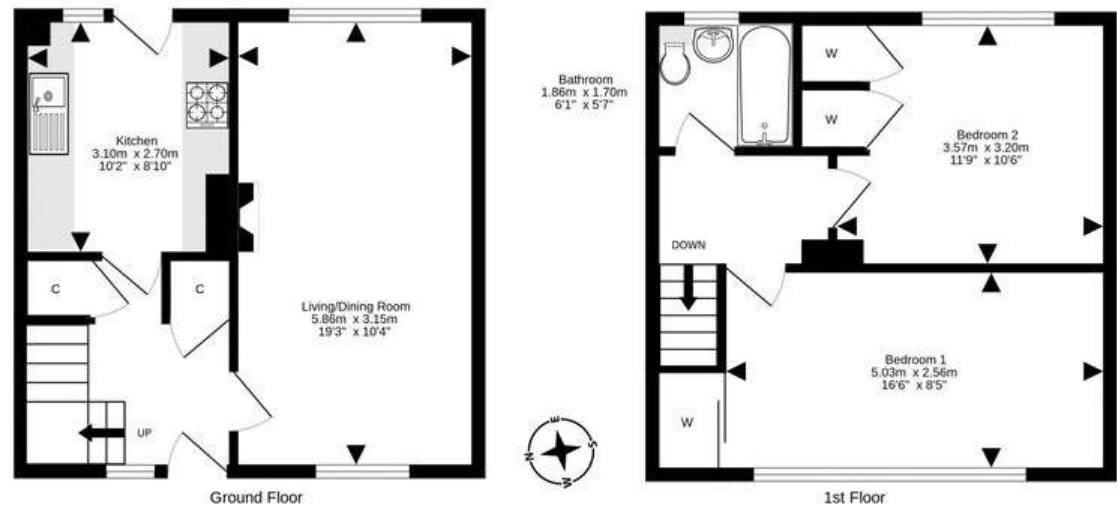
Extras include all blinds, curtains, electric fireplace, white wall mounted shelves and the big double fridge.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2024