



6 Meikle Drive  
PENICUIK | EH26 0FZ

  
**warners**  
solicitors & estate agents





## 6 Meikle Drive

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Warners is delighted to present to market this superb family starter home - a stylishly presented three-bedroom end terraced villa with beautifully enclosed landscaped, side, and rear gardens, plus allocated parking. Forming part of Taylor Wimpey's Greenlawn Mill development, the property is well placed, and a short walk from a good range of amenities and excellent road links to Edinburgh and the bypass. Ideal family living space with all modern comforts is provided within this lovely home which has been finished off to a high standard with contemporary style fittings and stylish decor throughout. At ground floor level there is a well-equipped kitchen benefitting from modern integrated appliances and there is a good mix of wall and base white glossed cabinetry. A welcoming hallway with handy WC off leads to the rear living/dining room, which has ample room for relaxing and dining furniture, French doors give direct access to the landscaped rear garden. On the upper floor are three bedrooms with the principal double bedroom enjoying pleasant countryside views. A modern bathroom with a stylish three-piece suite, shower over bath completes the accommodation. Early viewing is recommended! Property comprises of:-

- Welcoming entrance hallway with storage cupboard
- Handy downstairs WC
- Well equipped contemporary kitchen with integrated appliances
- Living/dining room, with storage cupboard, French doors lead to the fully enclosed private rear garden
- Principal double bedroom
- Two further bedrooms
- Contemporary family bathroom with stylish three piece suite, shower over bath
- Fully enclosed landscaped rear and side gardens, the rear mainly laid to lawn with a good sized patio area
- Gas central heating, double glazing and solar panels
- Partially floored attic
- Allocated parking space and unrestricted residents parking

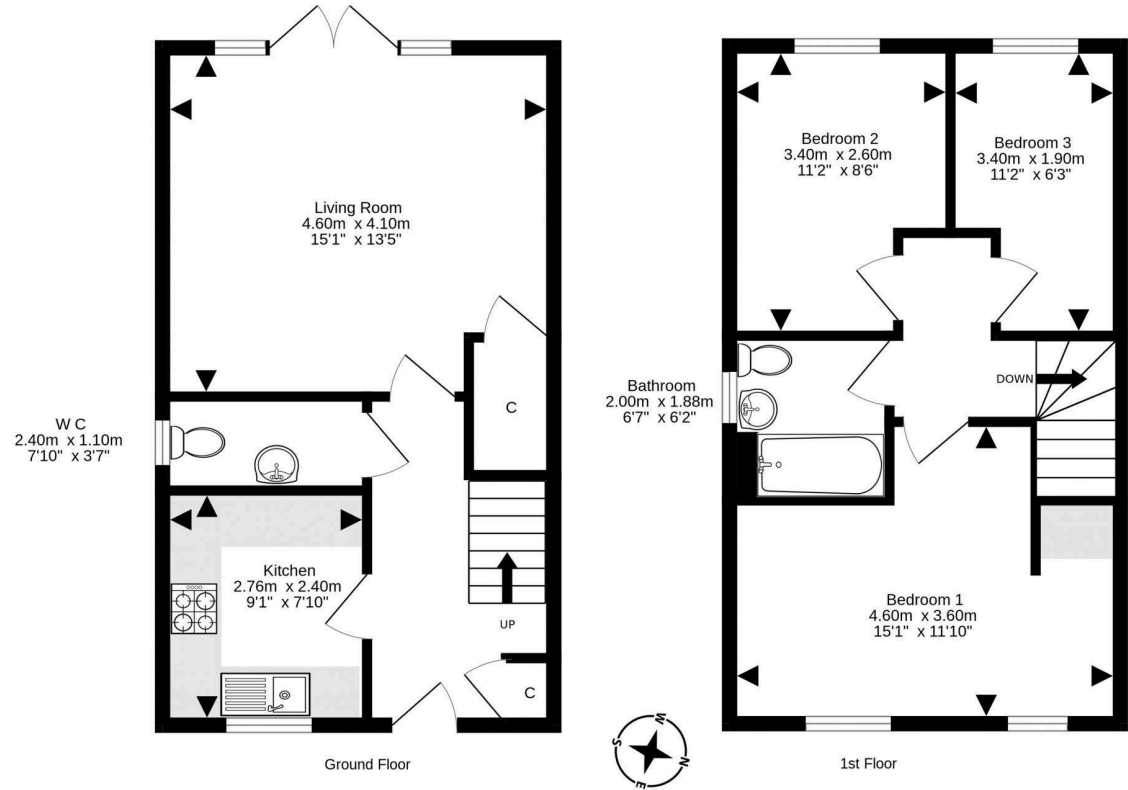
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Extras to include - all curtains, rails, light shades, all fitted kitchen appliances; dishwasher, fridge/freezer, washing machine and double oven EPC Rating - B.

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.  
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