



29 Meikle Drive, Penicuik, Midlothian, EH26 0FZ

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens & Allocated Parking Space

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Property Description

Immaculately presented, three-bedroom, semi-detached home with gardens and an allocated parking space. Located in a new, factored, modern development, on the outskirts of Penicuik, Midlothian.

Comprises an entrance hall, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen, modern bathroom suites and contemporary flooring. In addition, there is gas central heating, solar panels, double glazing; and a partially floored loft accessed via a Ramsay ladder, offering superb storage space.

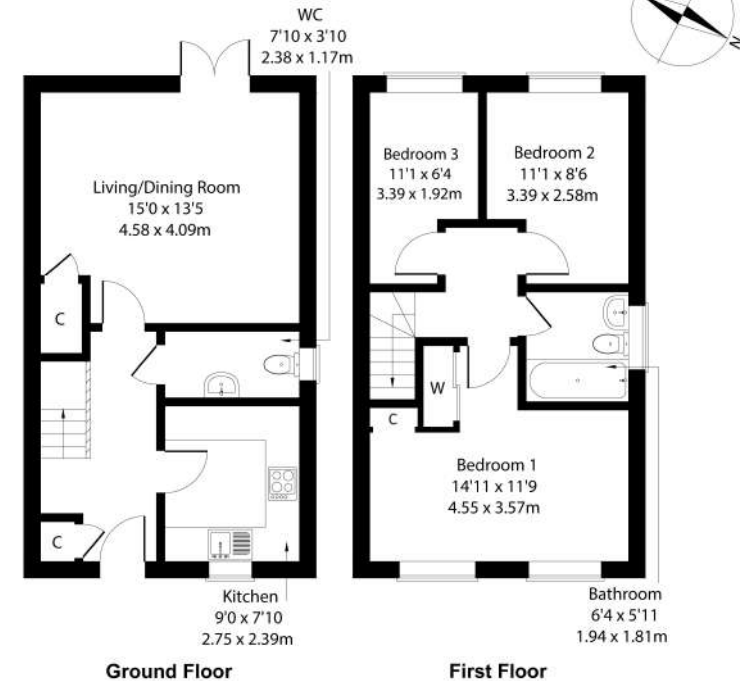
Externally, the property benefits from a lawn to the front; and a south-westerly facing rear garden including a synthetic turf lawn, patios and a gate directly accessing the allocated parking space. The development also provides unrestricted visitors' parking bays, landscaped grounds and green spaces.

A welcoming entrance hall affords access to the carpeted stairs leading to the upper hall, and throughout the ground floor, including a convenient WC with a side-aspect window and built-in storage cupboard. Set to the rear, a bright and tastefully finished living room offers space for dining and features carpeted flooring, a built-in cupboard, and patio doors leading to the southerly-west-facing garden. Set to the front, a stylish kitchen is fitted with modern units, wood effect worktops and matching upstands, and a sink with a drainer; with integrated appliances including an oven, a gas hob, a fridge/freezer, a dishwasher and a washing machine.

On the upper floor, bedroom one offers a generously sized room, with two windows, light decor, a fitted wardrobe and carpeted flooring; whilst two further bedrooms are set to the rear, overlooking the garden. Completing the accommodation, the bathroom is set to the side, with a modern three-piece suite including a shower over the bath and tiled splash walls.

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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)



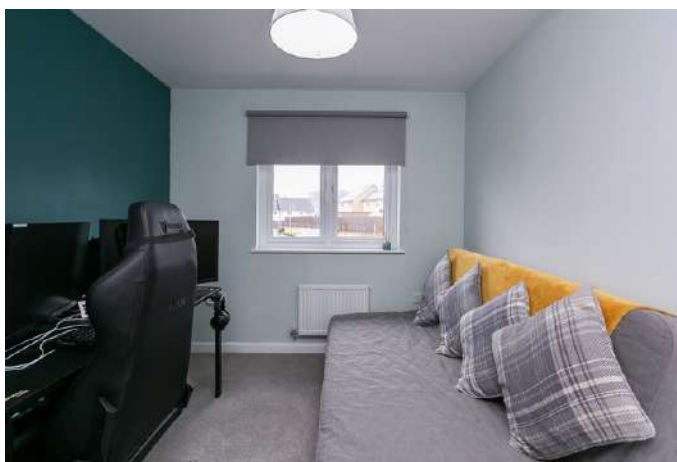
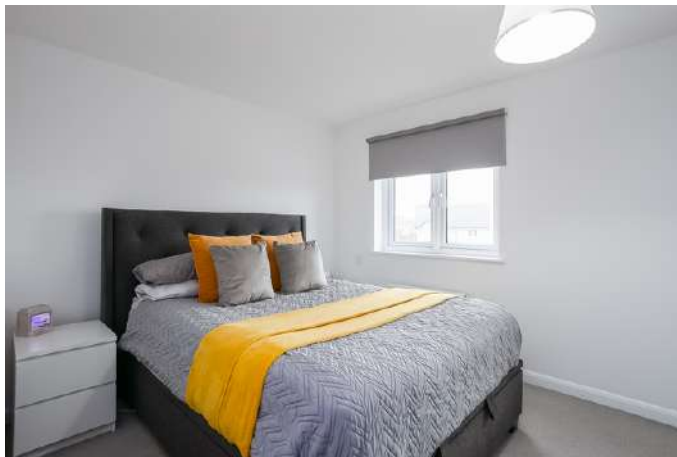
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Penicuik is a Midlothian town in a rural setting, a short drive from the Edinburgh bypass. Ideally placed for commuters, Penicuik offers a broad range of amenities including good local shopping, Tesco and Lidl supermarkets, banking and post office services, and numerous restaurants, pubs and cafes. Well-regarded schooling at all levels is available locally, and there is a library, and a leisure centre with a gym and swimming pool. Lying

between the Pentland Hills and River North Esk, the adjacent countryside caters for a wide range of outdoor pursuits including walking, climbing, cycling, golf, and skiing at the Hillend dry-ski facility. The A701 and A702 provide extensive links north and south, and there are regular bus services linking to Edinburgh centre and other local destinations.





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