



GILSON GRAY

LAW • PROPERTY • FINANCE

21 ST JAMES'S GARDENS

Penicuik, Midlothian, EH26 9DX



This three-bedroom detached bungalow is a versatile residence that boasts large, light-filled rooms which are predominantly decorated in neutral hues. The property further boasts ample private parking and a generous rear garden that is fully enclosed and laid to lawn. It also benefits from a desirable location in popular Penicuik, set close to the surrounding countryside yet still within easy reach of local amenities, schools, and transport links. Whilst the home would benefit from upgrading throughout, it is an outstanding opportunity for buyers seeking a spacious home in a picturesque setting.

Extras: a washing machine, a gas cooker, and two garden sheds to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Detached bungalow with spacious accommodation
- Set at the end of a quiet cul-de-sac in Penicuik
- Upgrading now required throughout
- Naturally-lit entrance vestibule and reception hall
- Large living/dining room with oversized windows
- Well-appointed kitchen with dual-aspect windows
- Three double bedrooms (one with built-in wardrobes)
- Bright three-piece bathroom with overhead shower
- Easy-to-maintain front garden and private driveway
- Enclosed rear garden with two sheds and a large lawn
- Detached garage for secure off-street parking
- Fabulous potential



"A THREE-BEDROOM
DETACHED HOUSE,
SITUATED IN PENICUIK
OFFERING BRIGHT AND
SPACIOUS
ACCOMMODATION"



EPC RATING:

D

COUNCIL TAX BAND:

E

VIEWINGS

By appointment with Gilson Gray on 0131 516 5366



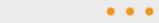
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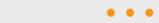
EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



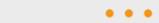
GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



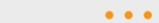
EAST LoTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

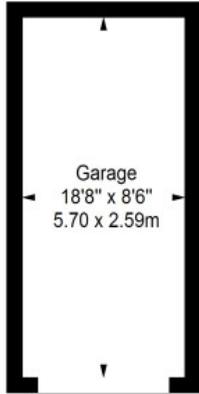
2 West Marketgait
DD1 1QN
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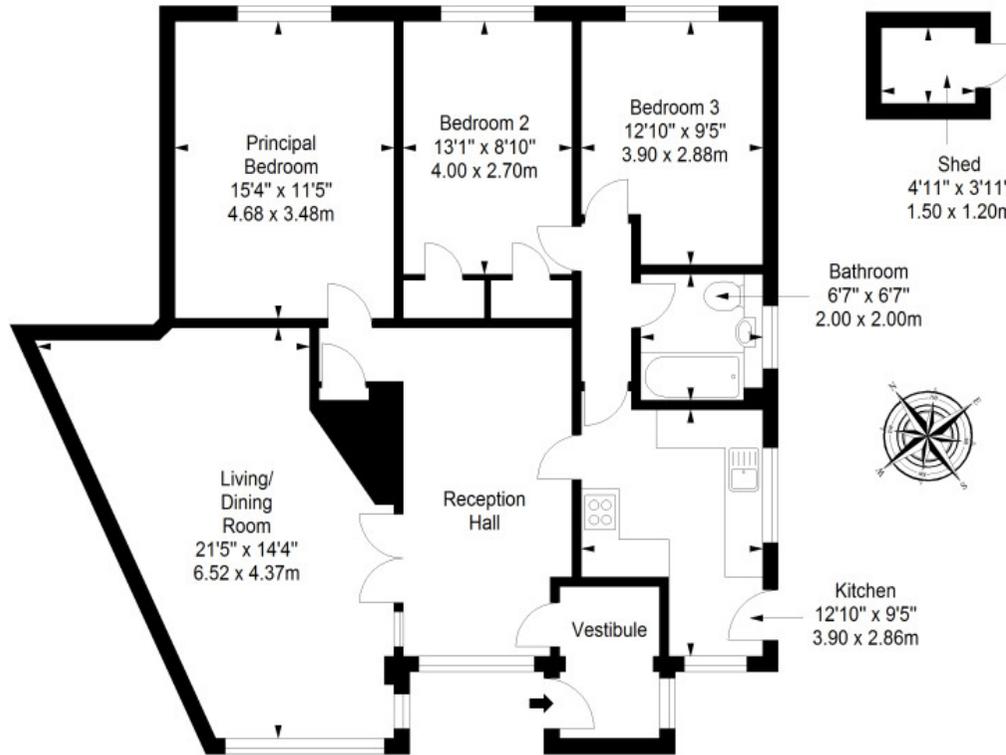
BORDERS

01890 880 008

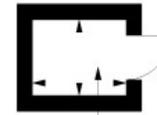
Garage
Approx. 14.8 sq. metres (159.3 sq. feet)



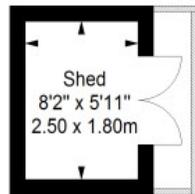
Ground Floor
Approx. 106.2 sq. metres (1143.1 sq. feet)



Shed
Approx. 1.8 sq. metres (19.4 sq. feet)



Shed
Approx. 4.5 sq. metres (48.4 sq. feet)



Total area: approx. 127.3 sq. metres (1370.2 sq. feet)

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