



**197 ESKHILL  
PENICUIK  
MIDLOTHIAN  
EH26 8DF**

**OFFERS OVER  
£265,000**

 **CONNELL & CONNELL** *WS*  
SOLICITORS AND ESTATE AGENTS



**BRIGHT  
AND SPACIOUS  
DETACHED VILLA WITH  
OPEN VIEWS AND PRIVATE  
GARDENS SET IN A VERY  
POPULAR RESIDENTIAL  
AREA CLOSE TO THE  
TOWN CENTRE**

VIEWING:  
BY APPOINTMENT  
TELEPHONE AGENTS  
0131 524 3800 FOR  
AN APPOINTMENT

This is a bright and spacious detached villa, offering flexible family accommodation, in an elevated position with magnificent views towards the Pentlands. Penicuik offers a wide range of local amenities and facilities and there are good local schools nearby.

The property is within easy commuting distance of Edinburgh and regular bus services run to and from the City Centre and surrounding areas. The city bypass is also within easy reach giving quick and easy access to the motorway network.

Internally the property is in good decorative order throughout and benefits from gas central heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the free-standing gas cooker.

Large attic providing excellent additional storage space.

A driveway provides off street parking and leads to a single garage/workshop with up and over door, power and light.

Private gardens to front and rear.



## PROPERTY DETAILS

### Ground Floor:

- \* Entrance Hall with carpeted staircase to upper floor. Built in cupboard. Window to side.
- \* Bright and spacious Lounge / Dining Room with windows to front and rear. Feature fireplace housing gas fire. TV point. The dining area has space for a large dining table and chairs.
- \* Stylish and fully fitted Kitchen with matching all and base units. The free-standing gas cooker is included in the sale together with the integrated fridge and washing machine. Ample work surfaces with stainless steel sink with drainer and tiled splashback. Cupboard housing boiler. Built in cupboards. Window to side. Door to garden.
- \* Study / Bedroom 4 with windows to rear. Built in wardrobes.
- \* WC located off the Hall with white two piece suite comprising wash hand basin and WC. Frosted window to side.

### Upper Floor:

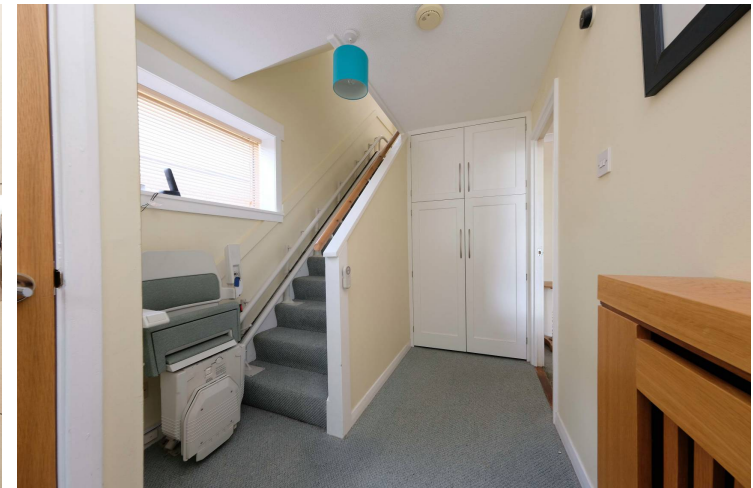
- \* Hall with window to side. Built in cupboards. Attic access hatch.
- \* Master Bedroom with windows to front with lovely open outlook towards the Pentland Hills. Extensive built in wardrobes.
- \* Double Bedroom with window to rear overlooking garden.
- \* Third Bedroom with window to front again with open outlook. Storage cupboard.
- \* Wet Room with white two piece suite comprising inset wash hand basin and WC. Electric shower. Mirror. Frosted window to side.
- \* Large attic providing excellent additional storage space.

Energy Efficiency Rating: D

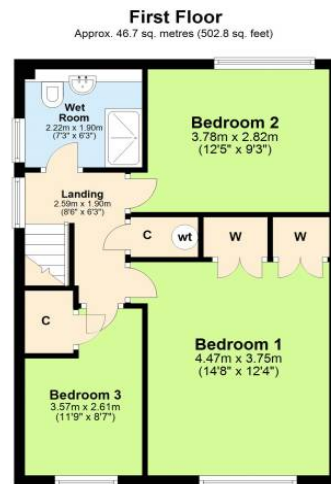


### EXTERNAL

A driveway provides off street parking and leads to a single garage/workshop with up and over door, power and light. Private gardens to front with lawn. A gate provides access to the large rear garden which feature a large lawn and established plants, shrubs and trees. The garden shed is included in the sale.

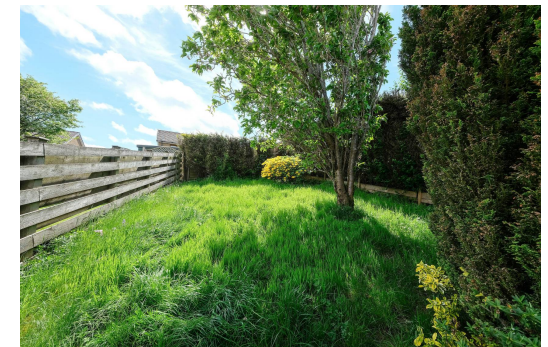






Photographs and floorplan by Mike Dooley Photography 07730 560286

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of rooms and any other terms are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Note: Measurements are for general guidance only and are not warranted. These particulars do not form part of any contract. The floor plan is for illustrative purposes only and as such is not drawn to scale.