



MONARCH

REAL ESTATE

"DELIGHTFUL THREE BEDROOM END OF TERRACE VILLA,
IN TRANQUIL SETTING WITH COUNTRYSIDE VIEWS ON THE
OUTSKIRTS OF PENICUIK"



27, Assynt Bank, Penicuik EH26 8JN

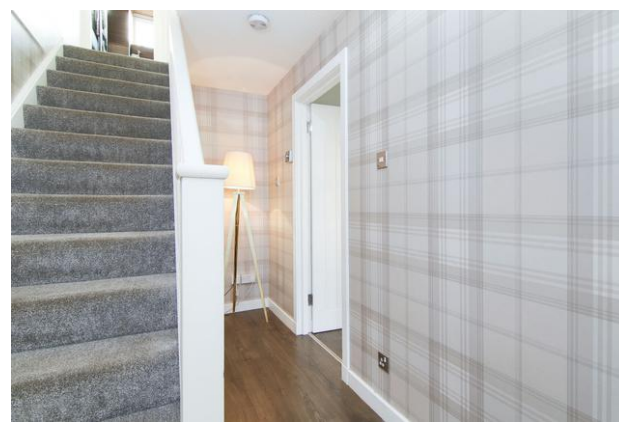
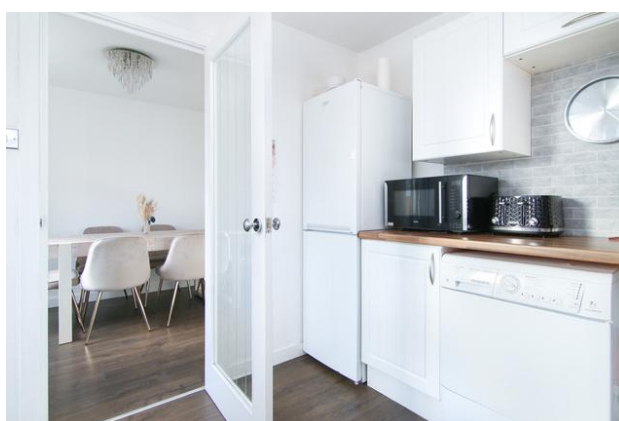
OFFERS OVER £150,000



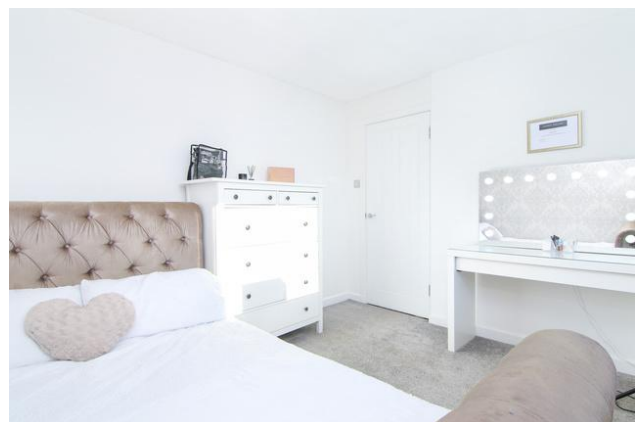
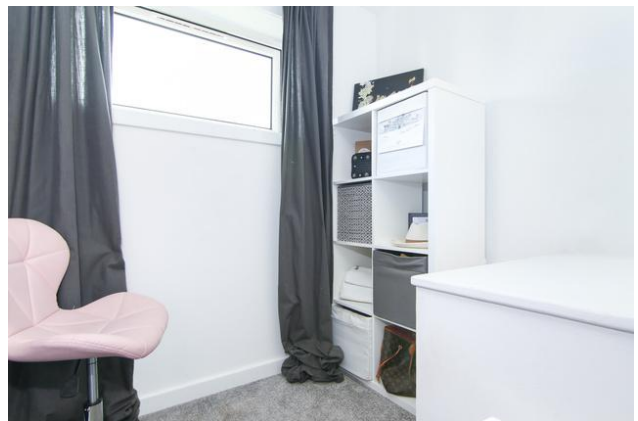
Nestled within an established residential development in popular Penicuik, this three-bedroom end of terrace villa is exceptionally bright and spacious, and with desirable outside space, offers a wonderful family home over two levels. Set along one side of a central green, the property is positioned behind a low-maintenance front garden, the front door opens into a generous hall that immediately exudes a warm, homely ambience. On the ground floor the accommodation has a semi-open plan layout – perfect for modern family life. On the right is a well proportioned lounge and dining room, enjoying a dual aspect from front to rear. There is a wealth of space for various seating arrangements, including a dining table seating up to six to eight. Conveniently positioned next to the dining area is the south-facing kitchen, a particularly bright space, with half glazed back door opening onto the south facing garden. White 'shaker' style cabinets provide ample storage and worksurfaces, with scope for freestanding appliances. Continuing upstairs onto the airy landing, the property boasts two delightful double bedrooms – one with built-in wardrobes and a single bedroom. Finally, a contemporary three-piece shower room, comprising a glass/chrome enclosure, a wall-mounted vanity with basin, chrome towel-radiator and a WC. The landing also provides hatch access to attic space. Gas central heating and double glazing is fitted throughout. Externally, along with the easy maintenance front garden, the property enjoys an enclosed rear garden, benefiting from all day sun. There is ample unrestricted on-street parking available.



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PENICUIK

Penicuik is a thriving town, situated approx. 9 miles south of Edinburgh city centre. Due to its proximity to Edinburgh, it has become popular with commuters. It shelters beneath the south eastern slopes of the Pentland Hills and lies along the northern bank of the River North Esk. Local amenities are what you would expect from a large town, high street names, mixed with independent shops, and a large Tesco store, There are several primary schools, two secondary, a library and rejuvenated leisure centre with swimming pool. The town offers a wide variety of cafes, bars and restaurants, for your entertainment. Surrounded by countryside, an excellent choice of outdoor activities are available, fabulous walks in the Penicuik Estate, surrounding the historic Penicuik House, the Pentlands Regional Park, includes walking, mountain biking, horse riding, the dry ski slope and a number of golf courses, with the local Glencorse Golf Club, a 5 minute journey. On the outskirts of Penicuik is the Bush Estate, which now comprises, the Edinburgh Science Park, Moredun Institute and the Easter Bush campus of Edinburgh University. Ideally placed for visiting the capital of Scotland and its attractions, it is serviced by a regular 10 minute bus service operating into the city, the city by pass is within easy reach and the Scottish Borders are easily accessible by car or bus service.

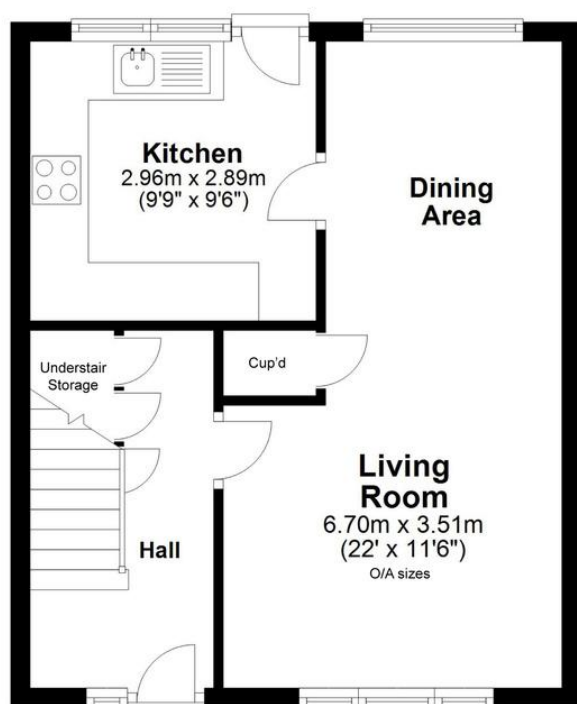


GREEN AREA NEXT TO PROPERTY

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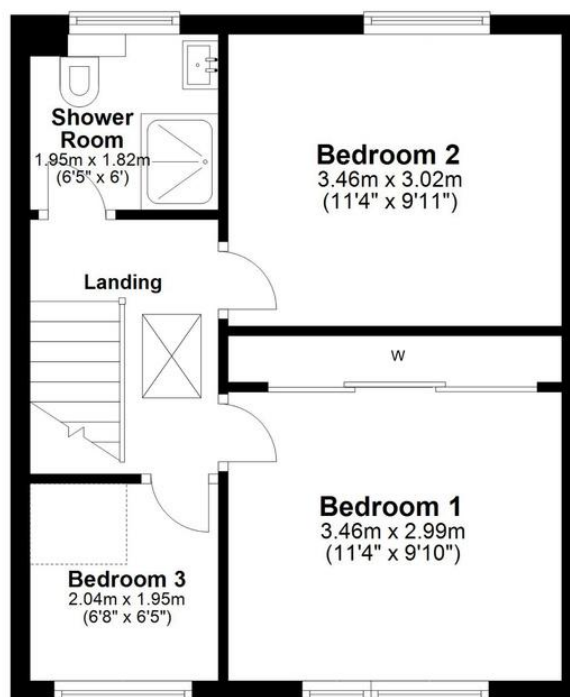


Total Area: approx.
73.8 sq.metres (794.2 sq. feet)



Ground Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.1 sq. feet)



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