

PENICUIK

18 WINDSOR CRESCENT  
EH26 8DY



EPC RATING: D

OFFERS OVER £165,000



## SUPERB TWO BED SEMI DETACHED HOUSE SURROUNDED BY GARDENS

Set within a quiet residential area, close to the centre of Penicuik and all its amenities, this well maintained house offers spacious, bright accommodation and would make an ideal home for first time buyers, professionals or a young family. The house benefits from gas central heating & double glazed windows and has gardens to the front, side and rear. There is potential to extend or to add off street parking, subject to the usual consents.

### VIEWING

Sun 2-4 or by appt Pls Call 0131 4466850

### PROPERTY DESCRIPTION

- Handy porch to the front leading to an inner hallway & staircase with meter cupboard
- Large living/dining room with feature open fireplace
- Galley kitchen with good range of light wood units & appliances
- Bright breakfast room with space for dining, access to understairs storage housing the combi boiler & door to garden - could also make a separate utility room
- Master bedroom to front with fitted wardrobes with sliding doors and further fitted cupboards
- Double bedroom two to rear with fitted wardrobes
- Upstairs bathroom with modern shower cubicle with electric shower, vanity sink unit, wc & wall cupboard
- Gas central heating & double glazed windows
- Private front garden. Triangular shaped neat & tidy, west facing rear garden with new fencing, patio, chippings and lawn. Large plot of land to the side with grass & shrubs. Potential to make off street parking, subject to the usual consents

### AREA

Penicuik is a historic town situated just south of Edinburgh with first rate local amenities on your doorstep, including a Tesco superstore and Lidl. Straiton Retail Park is also close by boasting many retail outlets including Next, Boots, Marks & Spencer, Sainsbury, Asda, Costco and Ikea. The open spaces of the Pentland Hills, Hillend Snowsports Centre and stunning golf courses offer fantastic leisure and hill walking options, whilst the local Community Centre benefits from a new and modern swimming pool. The area is well served with local buses together with excellent transport links for commuters into Edinburgh. There is also easy access onto the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, freestanding gas cooker, extractor fan, dishwasher, washing machine, undercounter fridge and separate freezer are included in the sale.

### HOME REPORT VALUATION

£170,000

Porch	7' x 5' (2.13 x 1.52m)
Living/dining room	14'7 x 13' (4.44 x 3.96m)
Kitchen	10'6 x 7'6 (3.20 x 2.29m)
Breakfast room	7'2 x 5'6 (2.18 x 1.68m)
Bedroom 1	11'6 x 9'11 (3.51 x 3.02m)
Bedroom 2	10'3 x 10'2 (3.12 x 3.10m)

### Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Windsor Crescent,  
 Penicuik,  
 Midlothian, EH26 8DY



Approx. Gross Internal Area

795 Sq Ft - 73.86 Sq M

For identification only. Not to scale.

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