





THE ELLIOT

Spacious family home boasting stunning Pentland Hill views

The spacious Elliot offers four large bedrooms, two of which are en suite, and a family bathroom, all accessed from a stunning galleried landing on the upper floor.

The perfect retreat with all the style you could want included

On the ground floor, the wide hallway features ample storage and a cloakroom. A formal lounge provides an elegant space for relaxing, while a separate study could also be used as a guest bedroom. At the heart of this home is an expansive open plan kitchen and family/dining area, providing flexible yet practical family living. From here, bi-folding doors open out to the rear garden. A separate utility room caters for practicalities, while a detached double garage completes this home.

Welcome home to The Elliot in Penicuik

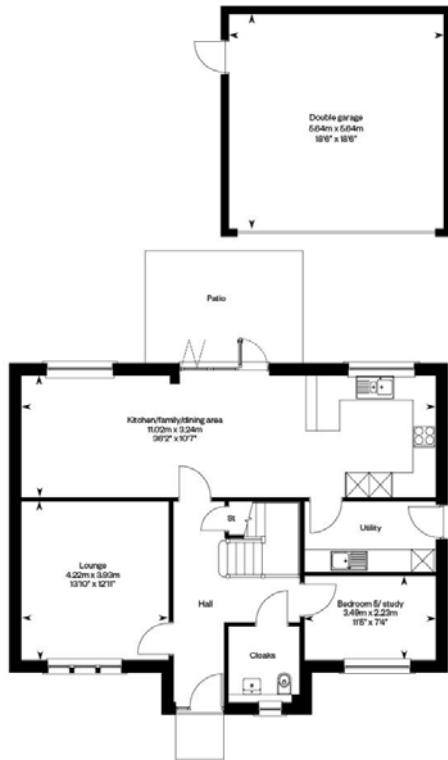
This impressive 5 bedroom detached home features:

- Bi-fold doors leading to the expansive rear garden and patio
- Generous bedrooms with fitted wardrobes as standard
- En-suites to bedroom 1 and 2
- An additional study on the ground floor
- Excellent storage throughout plus a utility room
- A detached double garage and private driveway
- PEA Rating: B
- EPC - B
- Council Tax - G
- Management fee - Annual Factor Fee £179.84, Plus £200 Float Fee
- This is one of our Ready for You homes, meaning it is finished and complete and simply waiting for you.

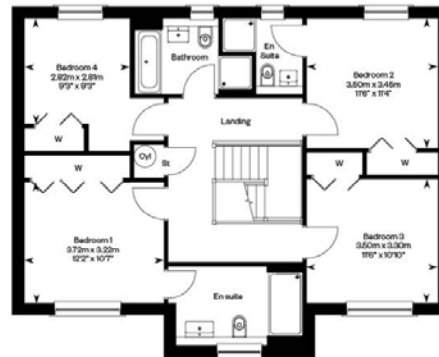
[Click here for a Virtual Tour](#)



GROUND FLOOR



FIRST FLOOR



GILSONGRAY.CO.UK

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

11 South Tay Street
DD1 1NU
01382 201 000



BORDERS

01890 880 008

 @gilsongrayprop  gilson gray property  gilson gray property  @gilsongrayprop



rightmove  Zoopla.co.uk 

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.