

COULTERS[©]



16 CAIRNHILL PLACE

PENICUIK, MIDLOTHIAN, EH26 0GE

 3 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Situated within a sought-after modern development in the popular town of Penicuik, this spacious three bedroom family home provides flexible accommodation with quality finishes and upgrades throughout.

The property has a welcoming hallway with WC and storage cupboard which leads into the spacious sitting room/dining room with double patio doors to the rear garden. The stylish kitchen, which also has direct access to the rear garden, is fitted with a range of base and wall mounted cabinets with plinth and under unit lighting. It has quality integrated appliances that include an AEG double oven and dishwasher and Zanussi ceramic hob, fridge freezer and washing machine.

On the first floor the principal bedroom is situated to the rear of the property and has an en suite with walk in shower. There are two further spacious double bedrooms and three piece family bathroom.



KEY FEATURES



Well-presented, modern detached house.



Private front and rear gardens.



Within a 30 minute drive of Edinburgh.



EPC Rating - B



Three double bedrooms one with an en-suite.



Single garage and driveway for two cars.



Supermarket within close proximity.

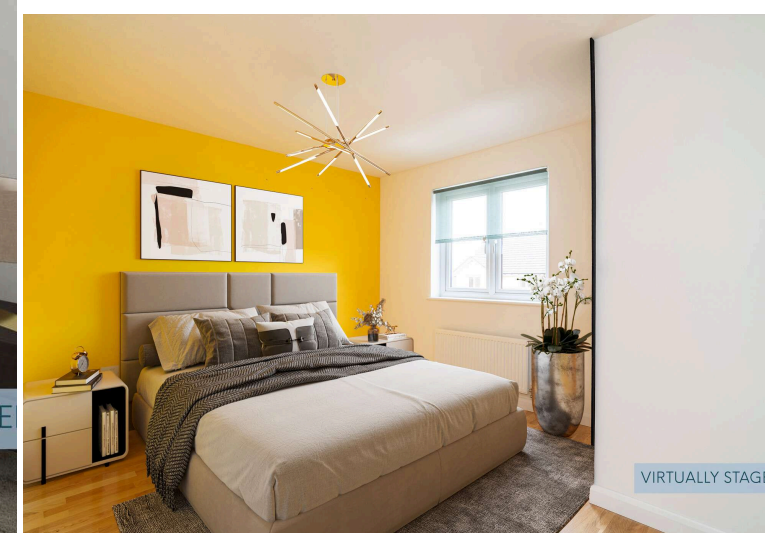


Council Tax Band - E





VIRTUALLY STAGE



VIRTUALLY STAGE

Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout. Solar panels are built into the front roof panel helping to contribute to more energy and cost efficient running of the home.

The property has a delightful rear garden which is fully enclosed and planted with fruit trees and vegetable beds. The garden also has a patio and a handy outdoor tap. To the front, there is a well-kept lawn, private double driveway for off street parking and a single car garage which is also home to the boiler.

The development is factored by Ross & Liddell and approximate annual fees of £99.68.



COULTERS ©



THE LOCAL AREA

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with easy access to amenities. The bustling town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park.

Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk.

Penicuik is served by several primary schools and two high schools and is also well placed for excellent independent schools and private childcare options. Thanks to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

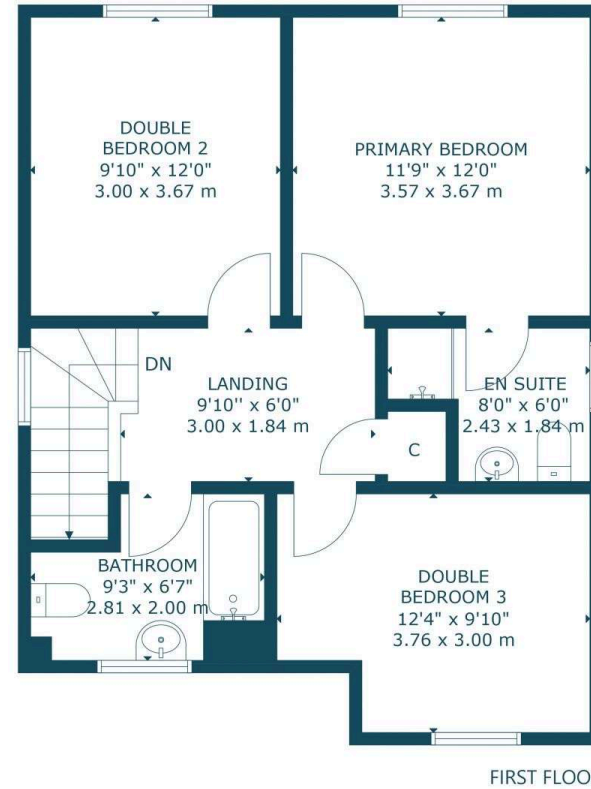
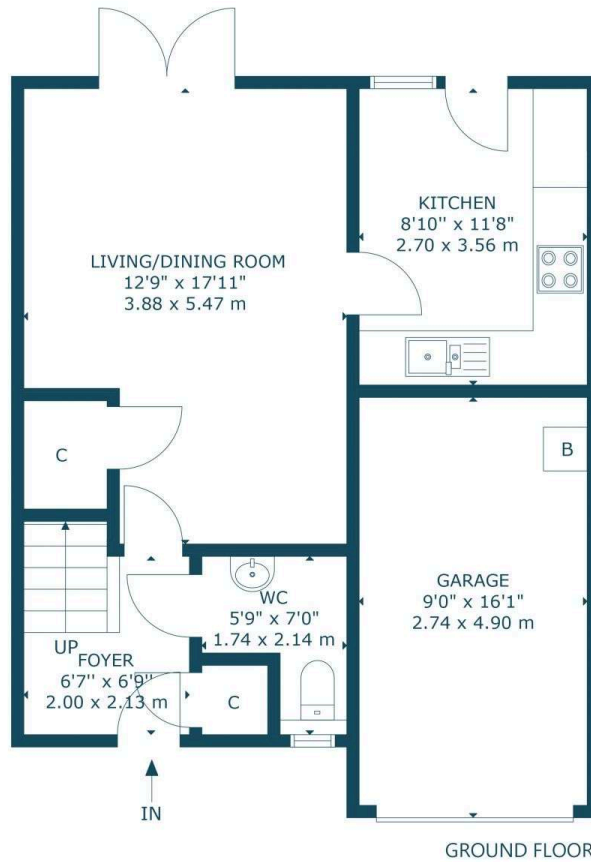
EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.

HOME REPORT VALUATION: £310,000







16 CAIRNHILL PLACE, PENICUIK, MIDLOTHIAN, EH26 0GE
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,028 SQ FT / 95 SQ M
 GARAGE 144 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
 Copyright © Nest Marketing
 www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.