







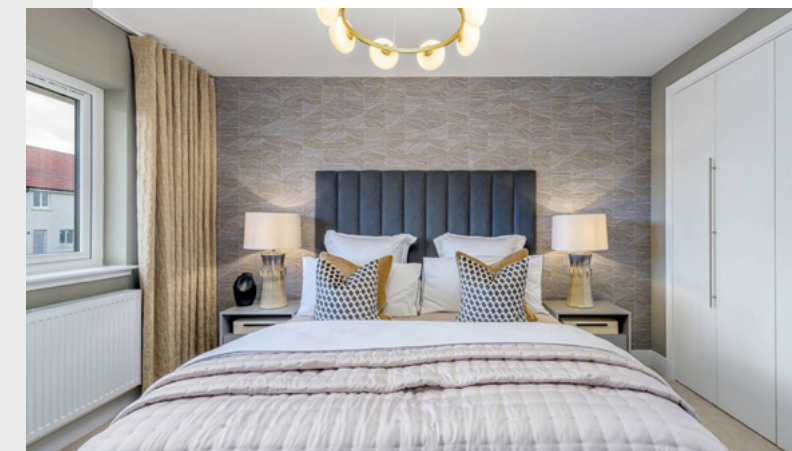
## WELCOME TO THE BARRIE

The Barrie offers spacious family comfort and clean, contemporary style

An open plan studio-designed kitchen, dining and family area is further extended on to the patio and rear garden via bi-folding doors, while an adjoining utility room provides practical space.

On the ground floor, The Barrie also features a welcoming vestibule and hallway, separate lounge positioned to the front of the home, plus a downstairs WC.

On the first floor you'll find a generous main bedroom with en suite and large fitted wardrobes, while three further spacious bedrooms all with fitted wardrobes and a luxurious family bathroom complete the upper floor.



### Detached 4 Bedroom Home

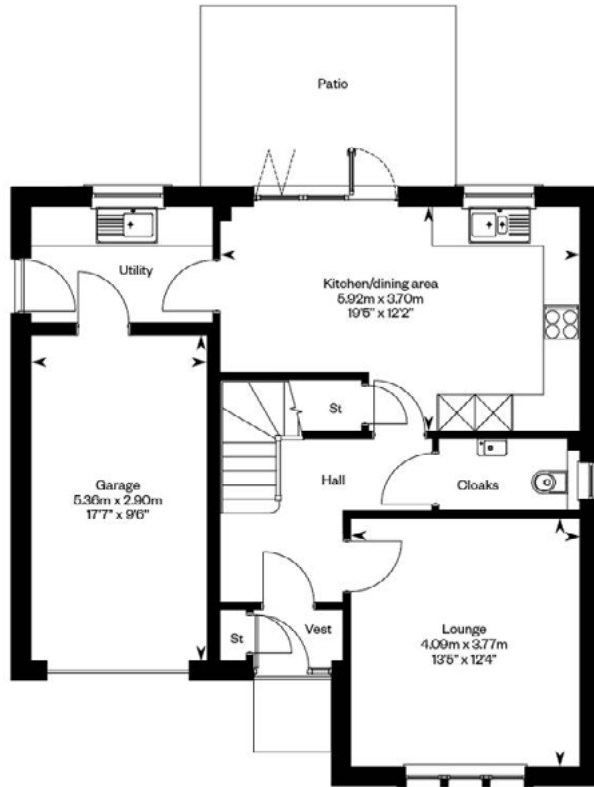
Features:

- Set to the treelined North of Penicuik
- Plentiful cycle routes, dog walks and open spaces
- Plentiful outdoor activities and family attractions nearby
- Everyday conveniences in walking distance in Penicuik
- Quick access to Straiton Retail Park, the bypass and Edinburgh
- Tenure: Freehold
- 1402 sq ft
- Service Charge: £179.84 P/A
- EPC Rating: B
- Council Tax: G

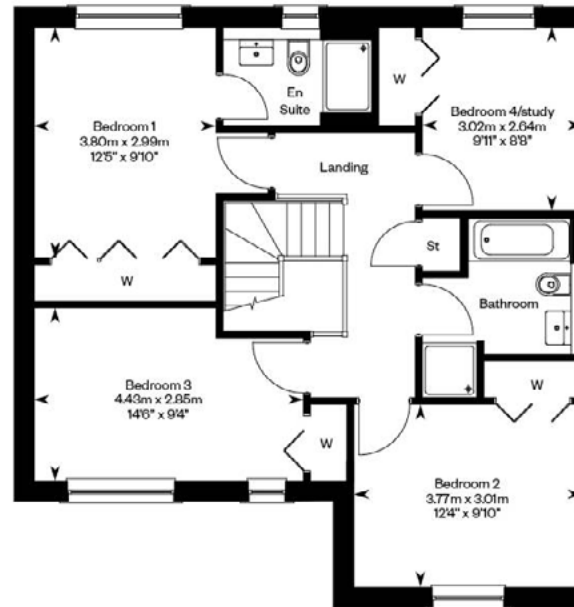
[CLICK HERE for a Virtual Tour](#)



## 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

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rightmove  Zoopla.co.uk  OnTheMarket

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