



GILSON GRAY

LAW • PROPERTY • FINANCE

THE CRICHTON - PLOT 94

18 Dolomite Drive, Penicuik, EH26 0GQ



THE CRICHTON

Four double bedrooms, two with en suite, plus a flexible fifth bedroom/study make The Crichton a family home with room to grow.

The four larger bedrooms feature fitted wardrobes, and all rooms have access to a luxurious family bathroom.

Downstairs, the spacious L-shaped entrance hall gives access to a separate formal lounge for cosier family evenings, while a large open plan studio-designed kitchen and family/dining room, connecting by bi-fold doors onto your outdoor patio and garden creates the perfect space for everyday family living.

A downstairs cloakroom, ample storage, utility room and integral garage with private driveway caters for all practicalities.

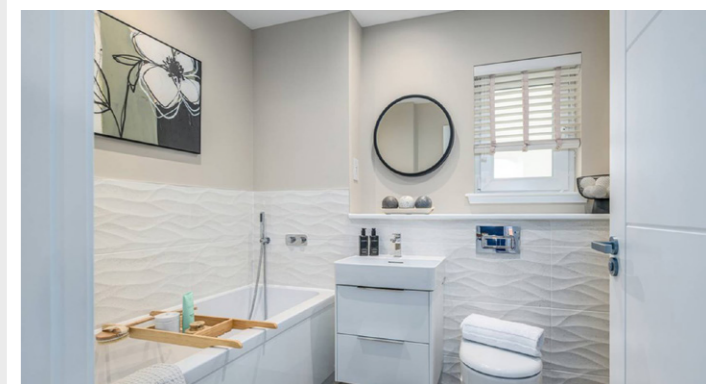


Welcome home to The Crichton

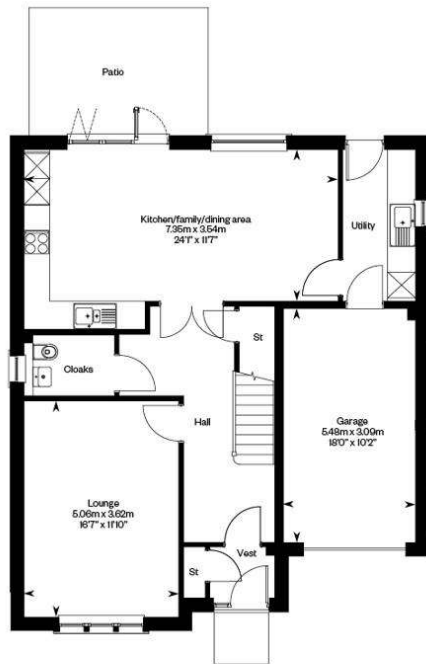
This 5 Bed Detached home features:

- Cala's high specification throughout, including German studio-designed kitchen with Siemens appliances included
- Set to the tree-lined North of Penicuik, in walking distance of the everyday amenities offered by the town
- Plentiful cycle routes, dog walks and open spaces, with a coffee stop and eatery on route at the Flotterstone Inn
- Abundant outdoor activities and family attractions nearby
- Energy efficient - with Mixergy SMART hot water tanks and solar panels
- Benefit from Cala's signature five star customer service, 10 year NHBC warranty and 2 years after sales service.
- Freehold
- Service charge - £179.84
- Council Tax - G
- EPC Rating - B

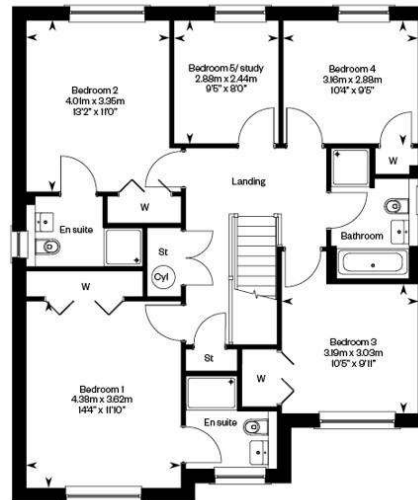
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GROUND FLOOR



FIRST FLOOR



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BORDERS

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