



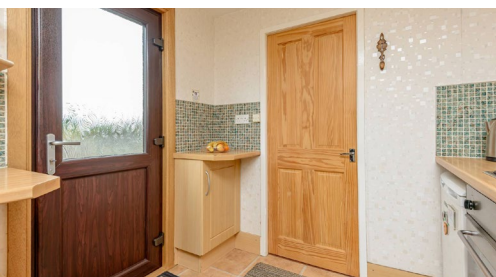
48 Strathesk Road
Penicuik, Midlothian, EH26 8EF

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Reception hall with excellent storage.
- Good-sized living room with space for table and chairs.
- Fitted kitchen with appliances and access to rear garden.
- Contemporary fitted shower room on ground level.
- Upper landing with storage and access to attic.
- Two good-sized double bedrooms, one with built-in wardrobes.
- Single bedroom with fitted storage.
- Gas central heating.
- New double-glazed windows.
- Beautifully maintained gardens to front and rear.
- Views to Pentlands from front of property.
- Driveway providing off-street parking for three cars.
- Excellent corner position.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

A well-presented semi-detached villa set within the popular Midlothian town of Penicuik, ideally placed for commuting into Edinburgh and further afield, with close proximity to the Edinburgh City Bypass. Penicuik itself offers an excellent range of local amenities, and the property would make an ideal purchase for a first-time buyer or young couple.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

C.
APPROXIMATELY 8.7 MILES TO EDINBURGH WAVERLEY STATION.
APPROXIMATELY 14 MILES TO EDINBURGH AIRPORT.
WITHIN 300 METRES.

LOCATION

Situated approximately nine miles from Edinburgh city centre and set at the foot of the picturesque Pentland Hills, Penicuik offers a semi-rural lifestyle with all the advantages of city living close at hand. The town centre provides a selection of shops and independent retailers, including The Storehouse, which offers locally sourced food, freshly baked bread and a cosy café. Penicuik also offers traditional pubs, cafés and hotel restaurants, with supermarkets including Tesco and Lidl. A wider choice of retail facilities can be found at Straiton, including Asda, Aldi, Costco and IKEA, all just a short drive or bus journey away. Ideal for families, the town benefits from a number of play parks and is served by several primary schools and two high schools. Residents are well catered for in terms of sport and fitness, with Ladywood and Penicuik leisure centres, sports clubs and golf courses nearby, together with a wealth of outdoor pursuits in the surrounding countryside. Thanks to its southerly location, Penicuik provides swift and easy access to the Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks. Regular bus services operate to and from Edinburgh city centre, including express and night services, as well as routes to the Borders and Musselburgh.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS ARE INCLUDED IN THE SALE. KITCHEN APPLIANCES ARE ALSO INCLUDED, COMPRISING THE INTEGRATED HOB, OVEN, COOKER HOOD AND FREEZER, TOGETHER WITH THE FREE-STANDING FRIDGE AND AUTOMATIC WASHING MACHINE. NO GUARANTEES WILL BE PROVIDED FOR ANY WHITE GOODS. THE GARDEN SHED IS ALSO INCLUDED WITHIN THE SALE PRICE.





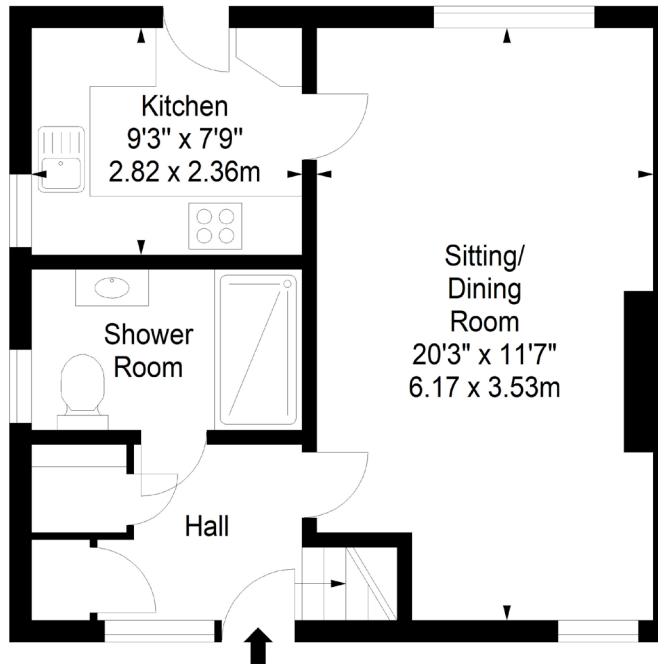
**Strathesk Road,
Penicuik,
Midlothian, EH26 8EF**



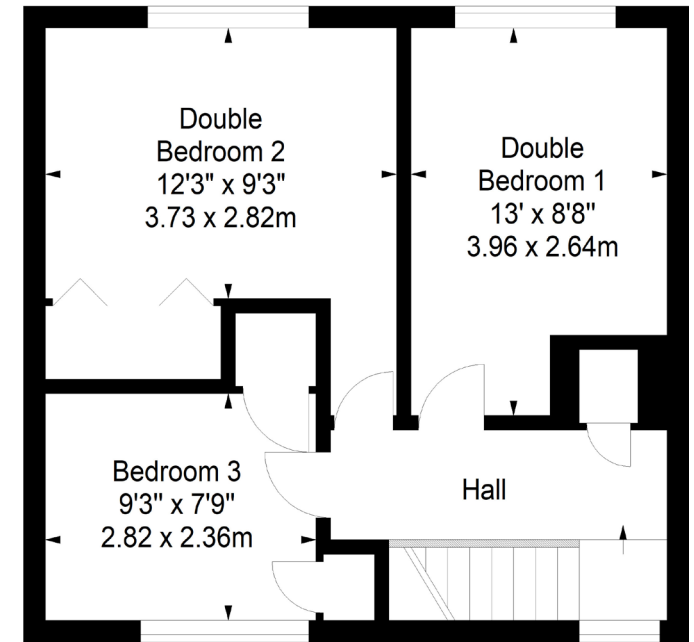
Approx. Gross Internal Area
860 Sq Ft - 79.89 Sq M
For identification only. Not to scale.
© SquareFoot 2026



**ENERGY PERFORMANCE
CERTIFICATE RATING C**



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.