



SIMPSON & MARWICK

14 FITZROY CLOSE, PENICUIK, MIDLOTHIAN, EH26 0SW

OFFERS OVER £350,000

EPC B



This beautifully presented detached house offers an ideal family living environment with its spacious rooms and modern design.

On the ground floor, the generously proportioned lounge provides an inviting space to relax, while the open-plan kitchen/diner, equipped with feature lighting, integrated appliances, and French doors, seamlessly connects indoor living with the private rear garden. Additionally, there is a modern WC and two convenient hall cupboards for extra storage.



The first floor comprises four well-sized bedrooms, one featuring an en suite for added privacy. A contemporary three-piece family bathroom and access to attic storage complete this level.

The presence of double glazing and gas central heating throughout ensures a warm and energy-efficient home.





The property boasts a private front, side, and rear garden, perfect for outdoor enjoyment and summer barbecues.

Parking is ample with a single garage and a double driveway, adding significant convenience.

This property is well-presented, reflecting a high standard of care and maintenance.







Location

Located in the sought-after area of Penicuik, this property offers a perfect blend of suburban tranquility and access to local amenities.

Schools, shopping, and leisure facilities are all within easy reach, while excellent transport links make City Centre commutes effortless.

Fixtures and Fittings

All blinds, curtains, and light fittings are included in the sale of this property. Please note that other items may be available through separate negotiation.

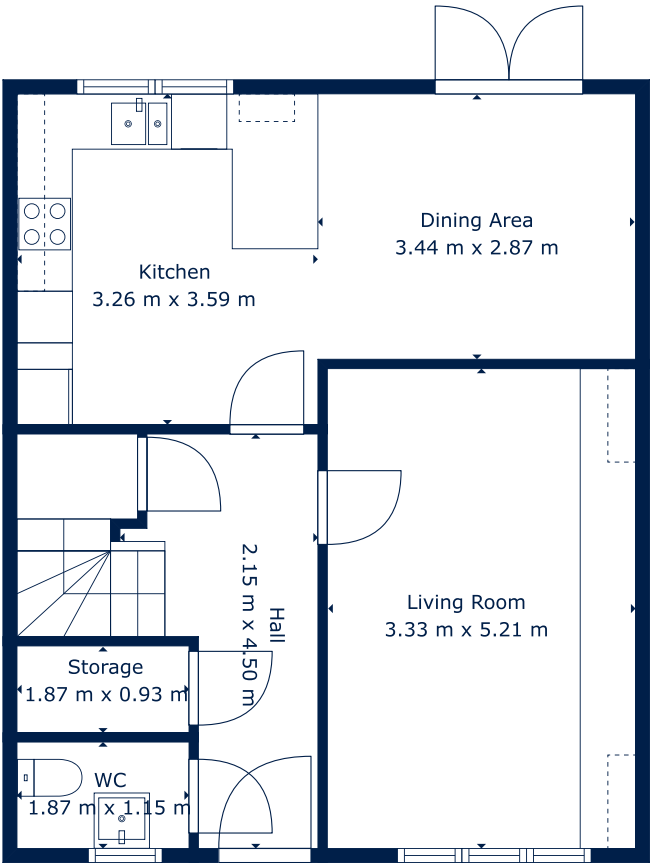
Viewing Details

By appointment contact Simpson & Marwick

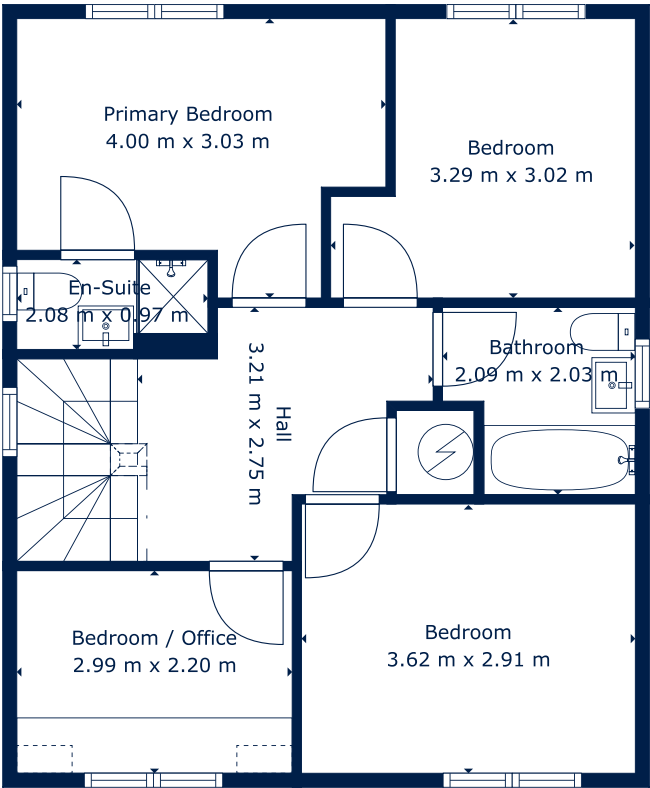








Ground Floor



First Floor



For Identification purposes only.
Not to scale.

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Aberdeen
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