Peebles
Call 01721 723999

Offers Over £250,000

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM



117 Carlops Road, Penicuik, EH26 9HU













This detached three-bedroom home offers the space, flexibility and outdoor areas that many families are looking for. Set within a popular residential area of Penicuik, the property enjoys generous private gardens to the front, side and rear, together with off-street parking and a garage.

The layout is well suited to modern family life, with separate living and dining spaces providing flexibility for everyday living, entertaining and home working. Well maintained throughout, the property presents an excellent opportunity for a new owner to personalise and create a home tailored to their own style and requirements.

Conveniently positioned for those commuting to Edinburgh, the property combines the benefits of a well-connected location with the space and outdoor lifestyle often associated with more rural settings.

Combining generous outdoor space, practical family accommodation and the privacy that comes with a detached home, this is a property that offers both immediate comfort and the opportunity to make it your own.

Accommodation

GROUND FLOOR
* Hallway
* Lounge
* Dining Room
* Kitchen

FIRST FLOOR
* Upper landing
* Master bedroom with built-in storage
* Two further bedrooms
* Shower room

ADDITIONAL INFORMATION
* Gas central heating
* Double glazing
* Private gardens to the front, side and rear
* Detached garage

117 Carlops Road, Penicuik, EH26 9HU

Approximate Gross Internal Area = 78.6 sq m / 846 sq ft

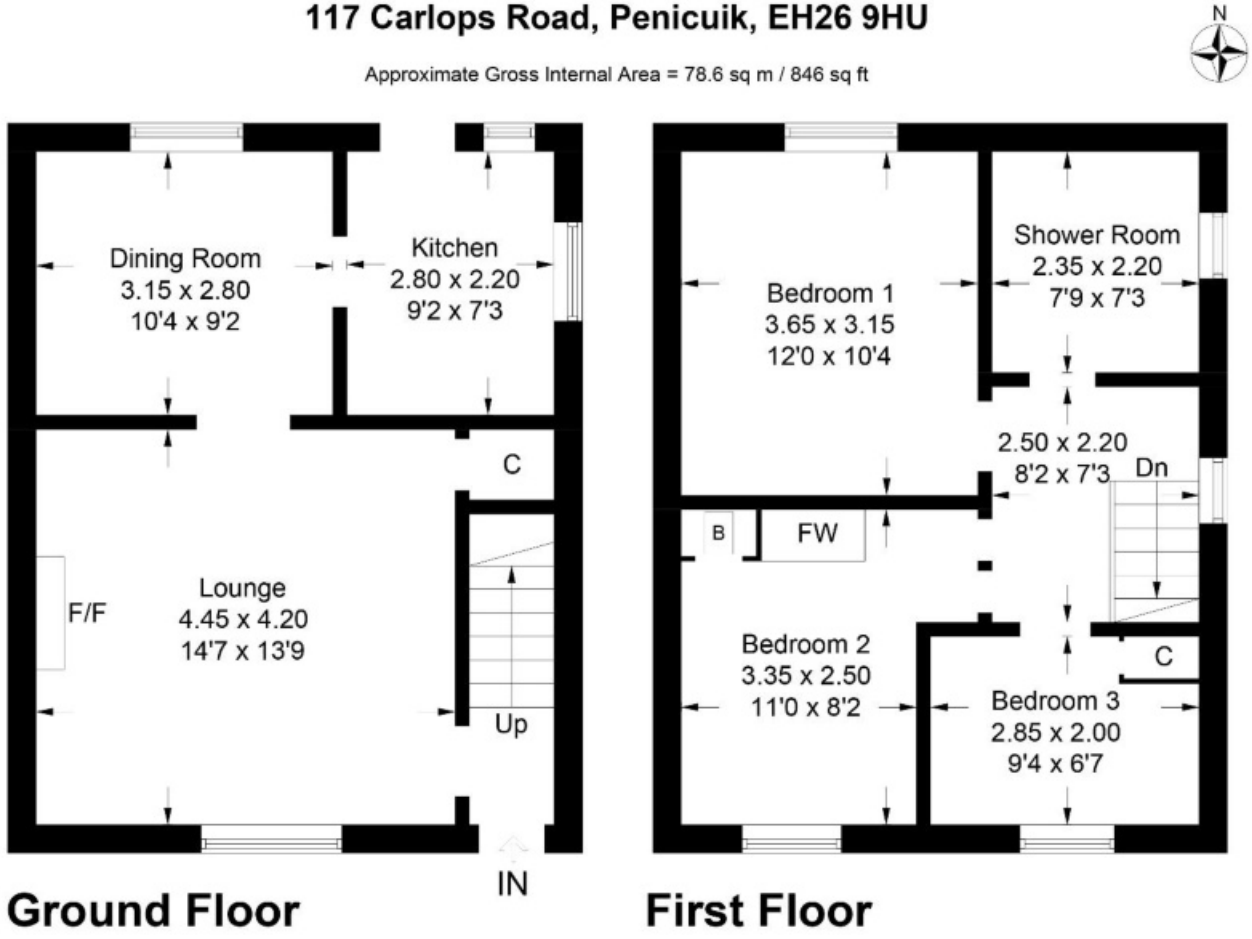


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1345633)

Situation
Penicuik lies approximately seven miles to the south of Edinburgh and provides an excellent, full range of amenities and a variety of recreation and leisure facilities. Highly regarded schooling is available in the town at both Primary and Secondary levels and Penicuik is well served by a regular public transport service operating to Edinburgh and the surrounding villages and towns.

Fixtures and Fittings
All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services
Mains gas, electricity, water and drainage.

EPC
Band D.

Council Tax
Midlothian Council. Tax Band E.

Offers
Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

CULLEN KILSHAW
SOLICITORS & ESTATE AGENTS

WWW.CULLENKILSHAW.COM

Interested in this property?

Peebles
Call 01721 723999

5 Northgate,
Peebles, EH45 8RX
Phone: 01721 723999
Fax: 01721 723888
Email: peebles@cullenkilshaw.com

Opening Hours:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 12.00 noon









Also At:

Galashiels,	Tel 01896 758 311
Jedburgh,	Tel 01835 863 202
Hawick,	Tel 01450 3723 36
Kelso,	Tel 01573 400 399
Melrose,	Tel 01896 822 796
Peebles,	Tel 01721 723 999
Selkirk,	Tel 01750 723 868
Langholm,	Tel 013873 80482
Annan,	Tel 01461 202 866/867
Tranent,	Tel 01875 611211

Full members of:

OnTheMarket.com rightmove bspc espc spc scotland

Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.