

COULTERS[©]

6 PORTERFIELD CRESCENT

PENICUIK, EH26 0FP

 4 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

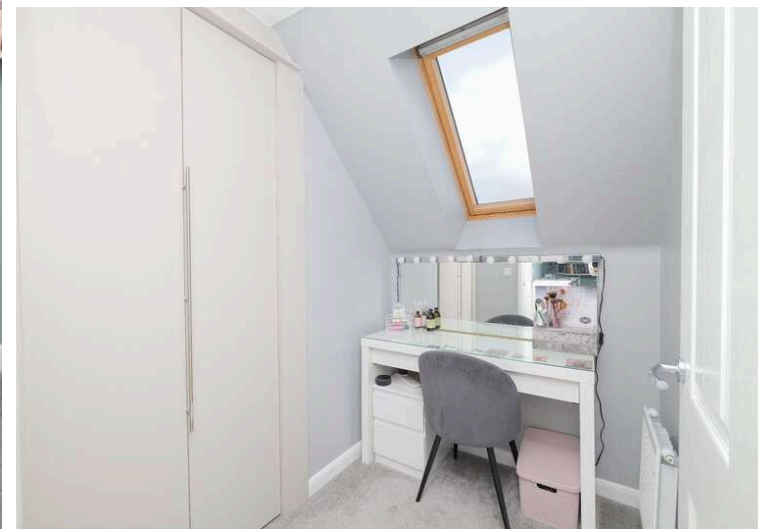
A beautifully presented and spacious four-bedroom terraced house forming part of a newly built development within the desirable suburb of Penicuik.

The house benefits from a private south-east facing rear garden and private resident's car park.

The accommodation on the ground floor comprises a hall with under stair utility cupboard, WC, living room and bright kitchen/dining room with double patio doors leading to the rear garden.

KEY FEATURES

-  Immaculately presented terrace house.
-  Four double bedrooms one with an en-suite
-  Private south-east rear garden.
-  Private residents parking.
-  Within a modern development situated in Penicuik.
-  Excellent local amenities within a short drive



The kitchen/dining room has a stylish fitted kitchen with integrated appliances such as fridge freezer, double oven, washing machine, dishwasher and four ring gas hob. The dining space comfortably holds a six-person table.

The first floor comprises three double bedrooms and a family bathroom with bath and overhead shower. The first floor landing provides a linen storage cupboard.





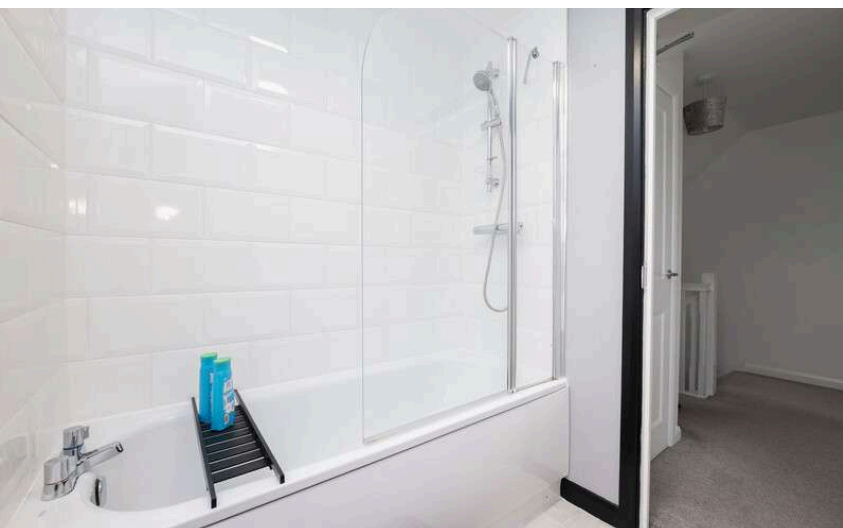
MORE INFORMATION

The top floor hosts the large master bedroom with fantastic views of The Pentland Hills. Off the master bedroom is ensuite and walk-in wardrobe with two double wardrobes.

Externally, the property offers paved garden grounds to the rear with a shed for storage and sheltered seating area as you enter the garden from the house. There is a gate at the bottom of the garden which leads to the private residents parking.

The property further benefits from double glazing, a combi-gas boiler and maintained communal grounds throughout the development.









THE LOCAL AREA

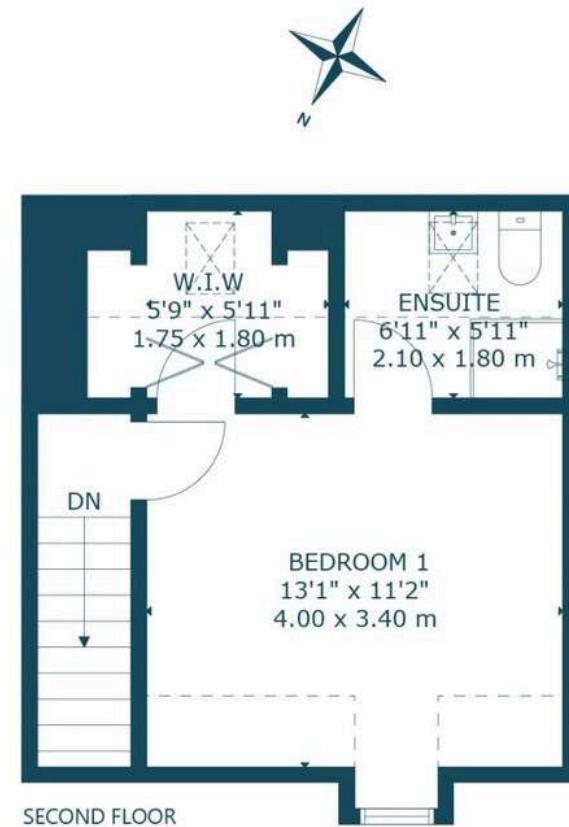
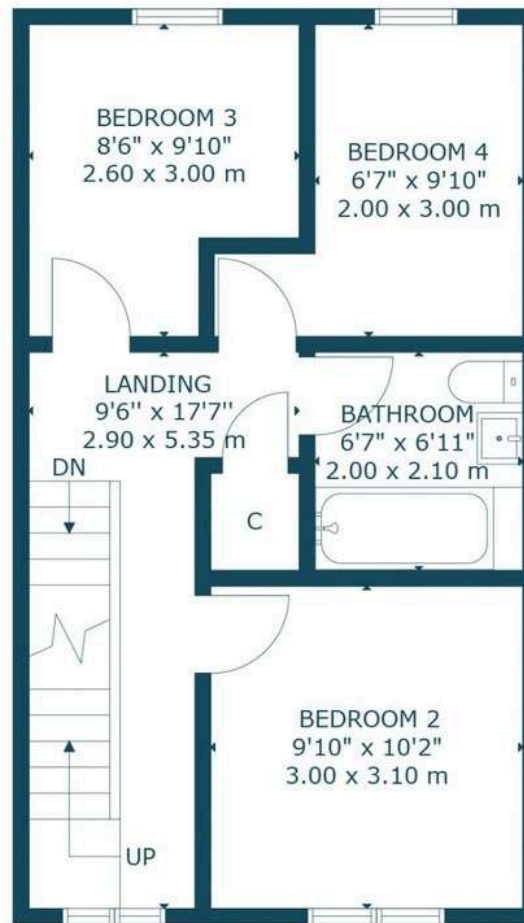
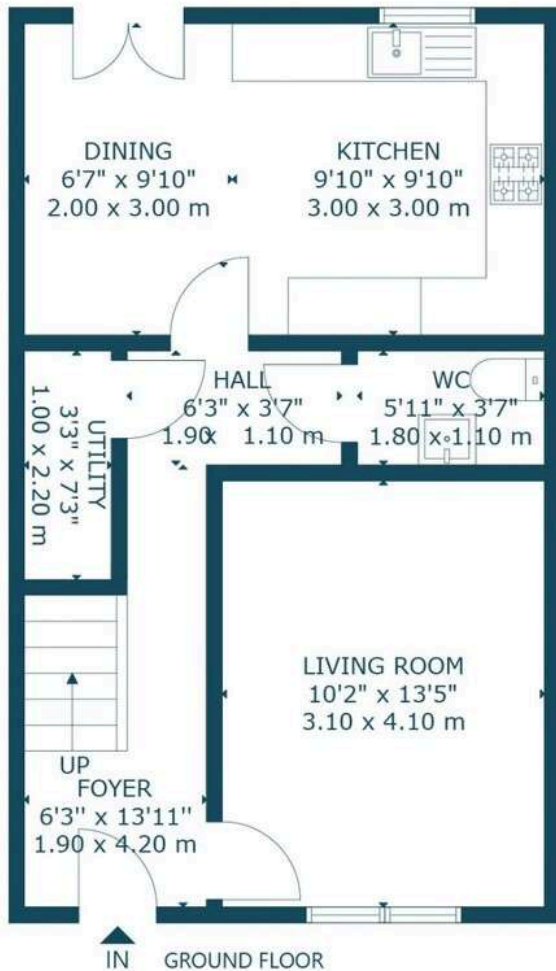
Penicuik is just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, and offers a sought-after country lifestyle with all the advantages of city living. The town centre is home to a selection of high-street stores and independent retailers, various cafés, pubs and restaurants, and major supermarkets. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities - from invigorating hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk.

Penicuik is served by several primary schools and two high schools and is well placed for excellent independent schools. The location offers swift access to Edinburgh City Bypass, Airport and the M8/M9 networks.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price.





FIRST FLOOR

6 PORTERFIELD CRESCENT, PENICUIK, EH26 0FP
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL AREA 1,176 SQ FT / 108 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.