

# Fraser & Brooks Co W.S.

Solicitors, Notaries Public  
and  
Estate Agents

4 FRIARTON GARDENS,  
PENICUIK,  
EH26 9HG

Located within the popular Midlothian town of Penicuik, this attractive three-bedroom semi-detached home within easy reach of schooling and the high street, offers bright, generous living space and versatile accommodation.

A low-maintenance front garden, alongside a driveway and garage, leads to the entrance hallway. To the right sits a spacious front-facing sitting room, warm and welcoming with plush carpeting and a tasteful décor. Partially glazed French doors connect this space to a large dining kitchen, perfectly suited to family living and entertaining. Contemporary in style, the kitchen features gloss handleless white units paired with black marble-effect worktops, while a peninsula provides casual seating. Integrated appliances include a gas hob, oven, and extractor hood. A well-proportioned utility room sits adjacent, offering excellent storage and direct access to the garden. Enhancing the ground floor further, sliding doors from the dining area open into a south-west-facing study, which could equally serve as a bright family room. French doors lead out to the rear garden, creating a seamless indoor-outdoor flow. Upstairs, three double bedrooms are accessed via a carpeted staircase. The principal bedroom enjoys a sunny south-west aspect and benefits from mirrored built-in wardrobes. The second bedroom also benefits from built-in wardrobes. All are served by a modern shower room. The second floor includes a substantial attic with lining, floored with carpet and useful eaves storage. Outside, the south-west and south-east-facing rear garden combines lawn, decorative stone, and paved areas, providing an appealing outdoor space. A driveway and garage complete the property, offering ample off-street parking.

**VIEWING: Telephone Solicitors on 0131 225 6229**

#### Property features

- Three-bedroom semi-detached
- Spacious sitting room
- Modern dining kitchen and utility
- Three double bedrooms
- Versatile south-west-facing study
- Shower room
- Large attic which is lined and floored with carpet
- Double glazing
- Gas central heating
- South-west and south-east-facing rear garden
- Driveway and garage

#### Extras

- Washing Machine
- Dishwasher
- Vertical Blinds
- Garden Hut
- Rotary Dryer

#### Area

Situated around ten miles south of Edinburgh, Penicuik is among Midlothian's largest towns and offers an excellent range of local shops alongside varied leisure and recreational facilities including Penicuik Leisure Centre. For those who enjoy the outdoors, there are plentiful nearby green spaces, walking and cycling routes, and hillwalking opportunities, with the Pentland Hills close at hand. Midlothian Snowsports Centre is a short drive. The area benefits from highly regarded primary and secondary schooling, that include Cornbank St James Primary School. Penicuik also enjoys frequent public transport connections to Edinburgh and surrounding towns, while the City Bypass is easily accessible, providing links to the wider motorway network, Edinburgh Airport, and the Queensferry Crossing.

#### EPC Rating: C

#### Home Report

Please note that a Home Report has been carried out on the property. For further details or to view the Report please contact the Selling Agent. Whilst these particulars have been carefully prepared and are believed to be correct, their accuracy is not guaranteed and should not form the basis of any contract to follow hereon. The measurements provided are approximate and have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. The measurements have been chosen to indicate only the general size and shape of each room. Detailed measurements ought to be taken personally.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. If any particular aspect is of relevance to you, please contact this office for verification, particularly if you are travelling some distance to view. The floor plan is for identification purposes only; not drawn to scale.



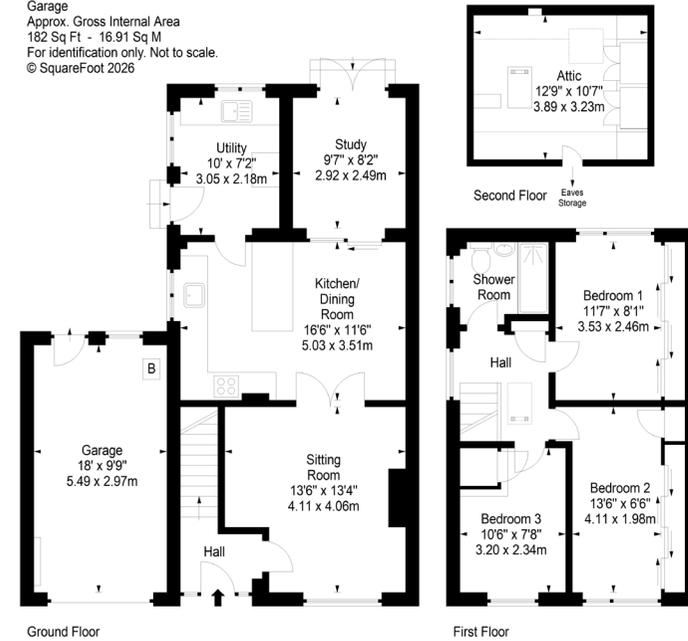




**Friarton Gardens,  
Penicuik,  
Midlothian, EH26 9HG**



Approx. Gross Internal Area  
1039 Sq Ft - 96.52 Sq M  
Attic  
Approx. Gross Internal Area  
134 Sq Ft - 12.45 Sq M  
Garage  
Approx. Gross Internal Area  
182 Sq Ft - 16.91 Sq M  
For identification only. Not to scale.  
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