



## 55 Carlops Avenue

Penicuik, Midlothian, EH26 0DE

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## Summary

*Presented with tasteful décor, this well-proportioned upper villa features two double bedrooms, a bathroom with a shower-over-bath, good built-in storage, and a bright reception room connecting to an attractive contemporary kitchen. The appealing home benefits from a private patio garden, access to a shared drying green, unrestricted on-street parking, and a conveniently central location in Penicuik; a popular town set beside the Pentland Hills, just 30 minutes' commute from the heart of Edinburgh.*

*Extras: All fitted floor and window coverings and light fittings are included in the sale.*

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## Features

- Central location in popular town
- Upper villa with attractive interiors
- Ground-floor vestibule and first-floor hall
- Living/dining room with storage
- Contemporary kitchen
- Two double bedrooms with storage
- Bathroom with shower-over-bath
- Private side garden
- Access to shared drying green
- Unrestricted on-street parking
- Gas central heating and double glazing
- **EPC Rating - TBC**







Upper villa with attractive interiors and a central location in popular town









Two double bedrooms with storage and a bathroom with shower-over-bath

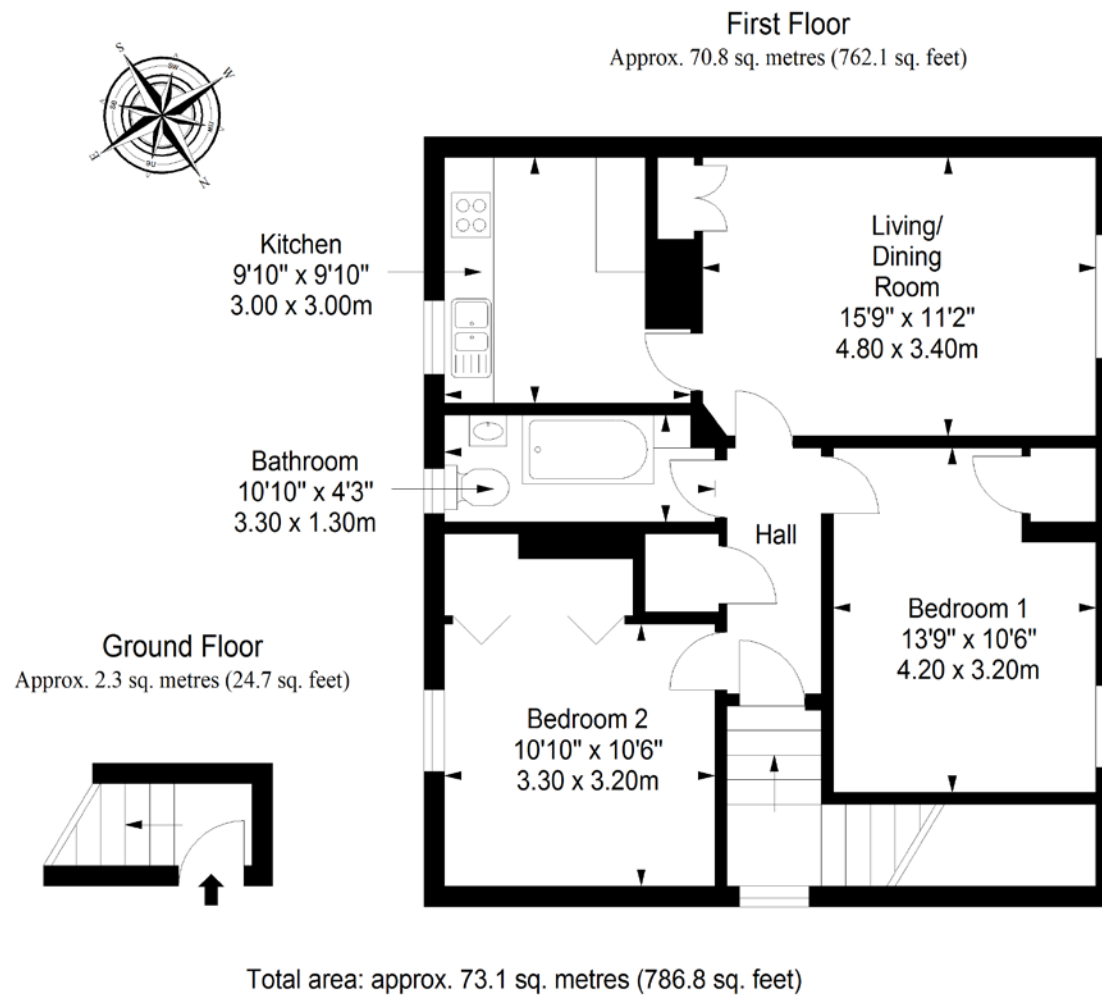








# Floorplan



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