



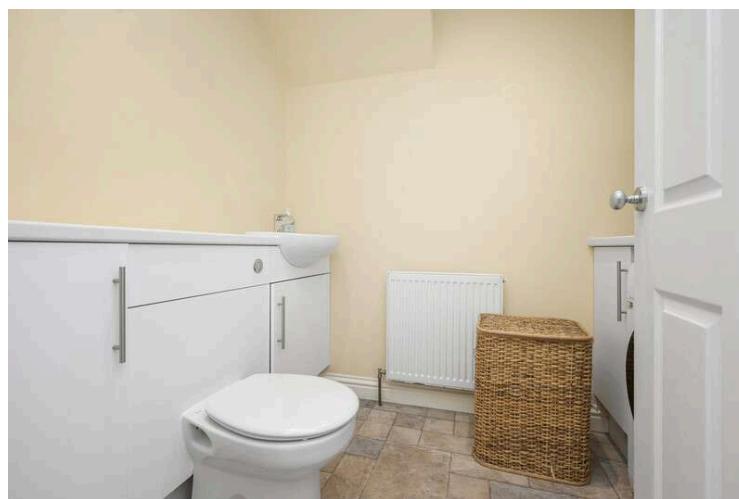
239 Rullion Road, Penicuik, EH26 9JP

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Making an ideal family home is this extended and upgraded detached house with the benefit of driveway for 3 cars and garage. The accommodation briefly comprises : on the lower level there is a lovely bright front facing lounge with opening to dining room; rear hall with a useful utility room comprising a wc, and plumbing or washing machine; kitchen with dining /family area, velux windows and patio doors to the rear garden, a wide range of wall and base units and integrated white goods. On the upper level are three bedrooms with excellent storage and a refitted modern bathroom with shower over bath and window giving natural light. The property benefits from gas central heating and double glazing. Externally to the front is a mono block driveway with parking for up to three cars. To the rear is a secure garden giving a safe play area for children and pets, garage with power.

- Family sized detached home close to schools
- Extended to rear, lounge, separate dining
- Kitchen/dining room, downstairs wc
- 3 Bedrooms and family bathroom
- Driveway and garage with power
- Good storage throughout including attic



## Location

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Schooling in the town is highly regarded at both Primary and Secondary levels. In addition, Penicuik is well served by a regular public transport service operating to Edinburgh and the neighbouring towns. The City Bypass is within easy reach linking to the wider motorway networks, Edinburgh Airport and the Queensferry Crossing.

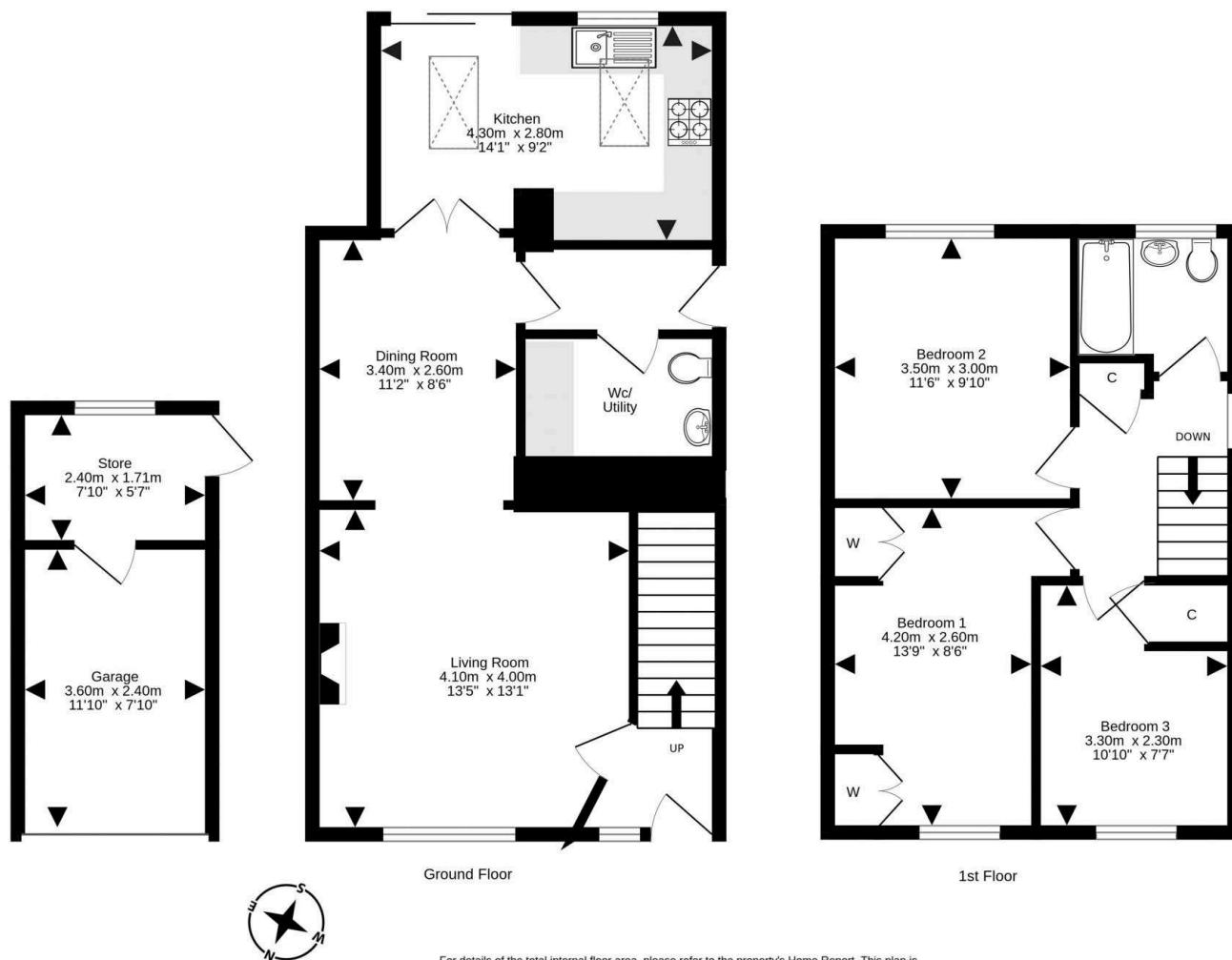
## Extras

Included in the sale are all window coverings, light fittings, wardrobes in Bedroom 1 and 2

## Price & Viewing

For price and viewing information or further details on this property please contact Sylvia 07590 0411669

## EPC Band - C



Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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