

**65 John Street
PENICUIK EH26 8HL**

Offers Over £120,000

- Large living room with gas fireplace
- Kitchen with a range of floor and wall mounted units, electric hob and oven and white goods
- Dining room with decorative fireplace
- Large double bedroom
- Entrance vestibule and large hallway
- Bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Outdoor store and workshop
- Communal garden
- Free on-street parking



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EPC D



Ground Floor Flat

Blair Cadell are delighted to offer to market this lovely ground floor flat in the heart of Penicuik. With superb local amenities and great links into the city centre, the property would be ideal for a first time buyer or buy to let investor.

The accomodation comprises of an entrance vestibule with useful hanging rail leading through to the hallway which benefits from a useful storage cupboard. Living room to the front of the property with a decorative fireplace that could easily be used as a second bedroom. Kitchen with a range of floor and wall mounted units, electric hob and oven and white goods included in sale. Dining room/second living room perfect for hosting friends and family that offers access to the back garden. Large double bedroom, bathroom with a three-piece suite and mains shower over the bath. Utility area to the rear of the property, gas central heating and double glazing throughout for maximum efficiency. Outside there is a useful storage cupboard and workshop area and a well kept communal garden. Free on-street parking is also available.*No warranties given for systems or appliances*

Nestling by the foot of the Pentland Hills Penicuik is an attractive Midlothian town conveniently situated some 5 miles south-west of Edinburgh city boundary. It benefits from a wide rage of life-enhancing amenities ideal for families, including very good local authority primary and secondary schooling and a range of shopping facilities including Tesco, Co-Op and Lidl supermarkets. Easily accessible, not far away to the east at Straiton is a large retail complex with Sainsburys supermarket, Marks & Spencer Food, Boots, Argos etc. There is also a popular leisure centre with pool and gym and nearby Glencorse is home to a popular golf course. There is a great choice of bars, bistros and restaurants locally offering plenty of choice for evening entertainment. The surrounding countryside offers many opportunities for walking, cycling, horse riding and field sports. A bus service with 10 minute frequency at rush hours connects with Edinburgh and services to Midlothian and beyond

Viewing by appointment on 0131 337 1800





John Street,
Penicuik,
Midlothian, EH26 8HL



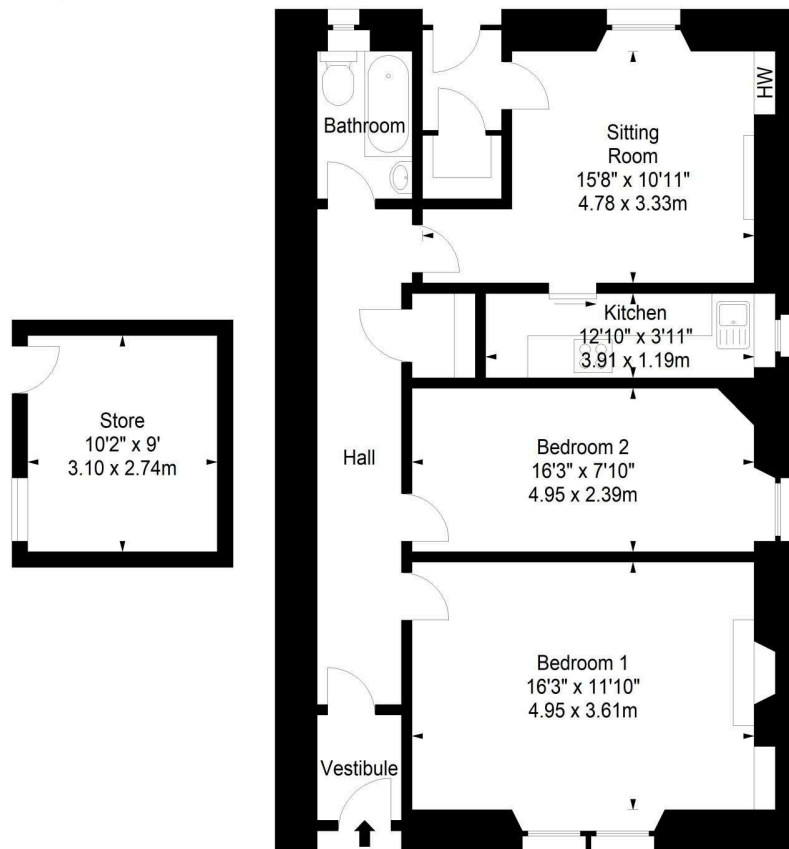
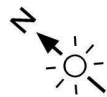
Approx. Gross Internal Area
788 Sq Ft - 73.21 Sq M

Store

Approx. Gross Internal Area
92 Sq Ft - 8.55 Sq M

For identification only. Not to scale.

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Ground Floor

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