



11 Rullion Road, Penicuik, Midlothian, EH26 9HS

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A must on your viewing list this well-proportioned three bedroom detached villa arranged over two floors offering excellent, flexible, modern day living. The property boasts a large corner plot with beautiful gardens to the front, side and rear along with a single garage. The property is ideally located in the popular Midlothian town of Penicuik close to many local amenities, schooling and transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with a useful storage cupboard along with a small study.
- Downstairs cloaks comprising WC and wash hand basin.
- Front facing living room, sliding doors give access to the dining room.
- Stylish fully fitted kitchen equipped with a range of wall and base units along with integrated appliances. Door accesses the rear garden.
- Dining room with patio doors to the rear garden.
- Upper landing with hatch to the attic.
- Double bedroom front facing with built in wardrobes and

- cupboard housing the boiler.
- Rear facing double bedroom with built in wardrobes.
- Third bedroom front facing with built in wardrobe storage and a storage cupboard.
- Bathroom presented as a shower room comprising WC, wash hand basin, corner shower unit, vanity storage and fixed mirror.
- Gas central heating.
- Double glazing throughout.
- Single garage to the rear.
- Beautiful rear garden with a shed and summer house.
- Private garden to the front and to the side.



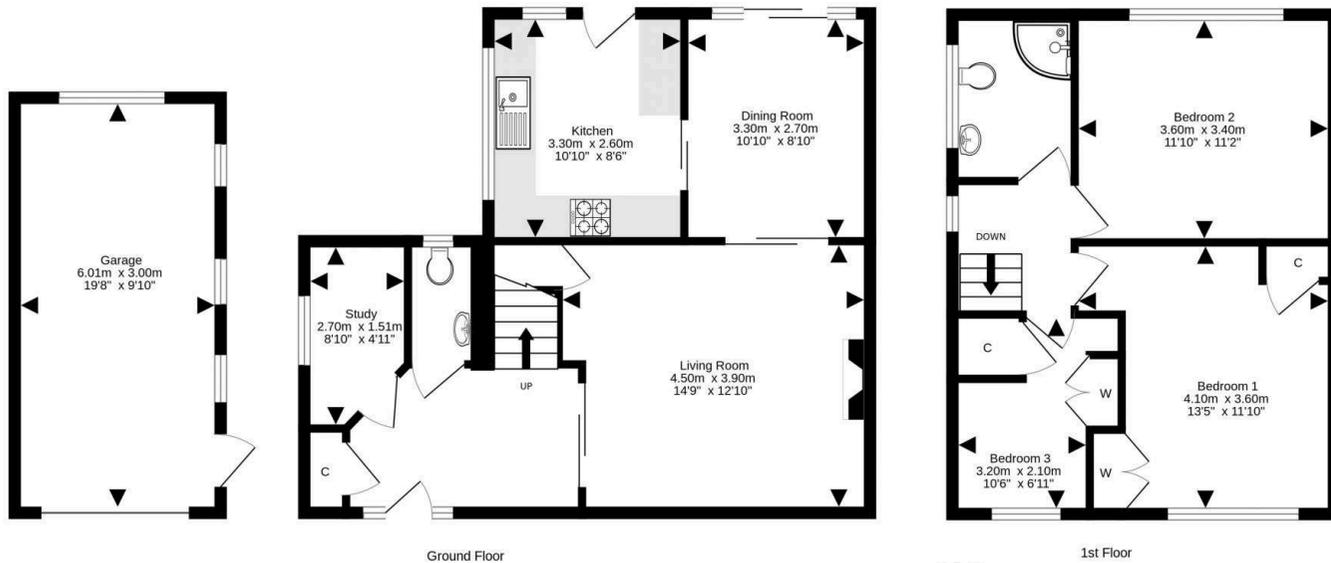
Location

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets, plus more extensive shopping facilities at nearby Straiton Retail Park. 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 in the surrounding countryside - 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. Due to its southerly location Penicuik allows swift and easy access to Edinburgh City Bypass, Edinburgh Airport, and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - D



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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