










Offers Over  
**£45,000**

## 2H Wilson Street

Penicuik | Midlothian | EH26 9BN

An outstanding chance to purchase a quarter share of this charming two-bedroom apartment, boasting ample space and brightness. Situated within a contemporary complex in the sought-after town of Penicuik, Midlothian, it enjoys proximity to various local amenities and transportation options. Maintained to a high standard, early viewing is advised.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band – C



## Description

The apartment welcomes you through a main door entrance leading to a vestibule featuring convenient storage. From here, step into a front-facing reception room boasting laminate flooring and a captivating design feature wall. Adjacent to the reception area lies a modern kitchen equipped with fixed wall and base units, complemented by a marble-effect worktop and under-counter lighting. The principal bedroom, located towards the front, offers generous dimensions along with built-in wardrobes. Meanwhile, the secondary double bedroom, also well-proportioned, includes its own built-in wardrobes and overlooks the pleasant communal green area. Completing the accommodation is a contemporary shower room, featuring a pristine white two-piece suite, a walk-in shower, a chrome towel rail, and convenient vanity storage.

The remaining 75% share of the property is owned by Castle Rock Edinvar Housing Association. Any new purchaser must meet the eligibility criteria for Shared Ownership and will be required to undergo a financial assessment and approval by the Association. At the time of writing, a monthly occupancy payment of £229.98 is payable to the Association. Please note, this occupancy charge is due for review.

In addition to this there is a variable quarterly payment to the Property Factor to cover the upkeep of the communal areas.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

To the rear of the development is dedicated residents parking with further on street parking available for visitors. Within the development is a large lawn drying green for residents.

## Viewing

Please contact Neilsons on 0131 625 2222.







## Location

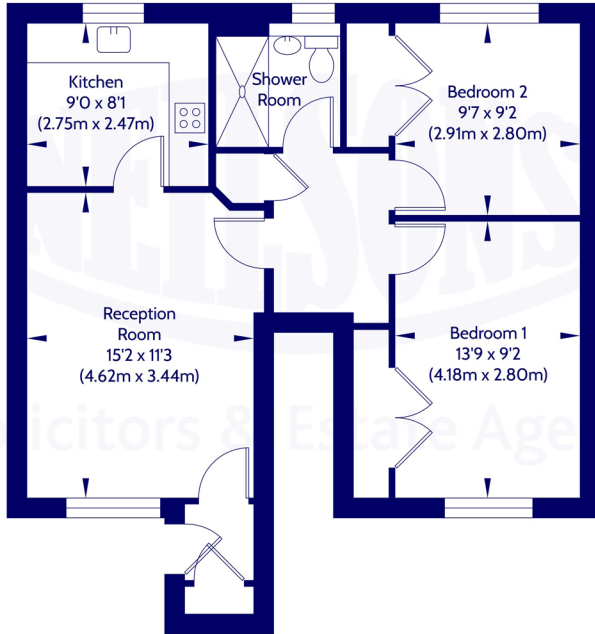
Penicuik is a much respected Midlothian town, situated approximately five miles south-west of Edinburgh's boundary. The town has been built along the banks of the River North Esk and offers a comprehensive range of amenities to cater for all needs, supported by the usual banking and post office services. Further facilities can be found at the impressive Straiton Retail Park which contains a number of High Street outlets. There are first class recreational facilities in the vicinity, including a variety of bars and restaurants, in addition to a leisure centre with swimming pool and library. For the sports conscious and nature lover alike Penicuik has something for everyone from hiking, pony trekking and golfing - the Pentland country and wildlife park is also easily accessible and there is ski-ing at Hillend, Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city by-pass and a frequent bus service operates throughout the town and to other areas.

Approx. Internal Area 57.8 Sq M / 622 Sq Ft.

Not to scale. For identification only.

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Ground Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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