










Fixed Price

**£225,000**

## 166 John Street

Penicuik | Midlothian | EH26 8NL

Spacious family home well positioned on a large corner plot. The property is ideal for young families, with large gardens and excellent local amenities within walking distance. Public transport is readily available along with easy access to the main commuter links across the Lothians.

-  3 Bedrooms
-  2 Public Rooms
-  1 Bathroom
-  On Street Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation comprises; The hallway boasts ample storage, leading to a spacious lounge with a front aspect and a cozy log burner. Towards the rear, there's a generously sized dining room, currently utilized as a double bedroom. The kitchen is well-equipped with fitted wall and base units, tiled splashbacks, and a rear door for convenient access. Upstairs, three double bedrooms await, with the principal bedroom offering built-in storage, while the other two enjoy pleasant rear views and wooden flooring. The bathroom features a new white three-piece suite, complete with a refreshing rainfall shower over the bath.

To note the current owner has had previous planning permission granted for a small extension to form a porch and secondary shower room at the property, plans are available.





## Extras

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

## Gardens

The property site on a generous corner plot with an expansive front garden, bordered with fencing, mostly laid to lawn with decorative hedgerow for additional privacy. To the rear is a further enclosed garden, ideal for children and pets alike.

## Viewing

Please contact Neilsons on 0131 625 2222.





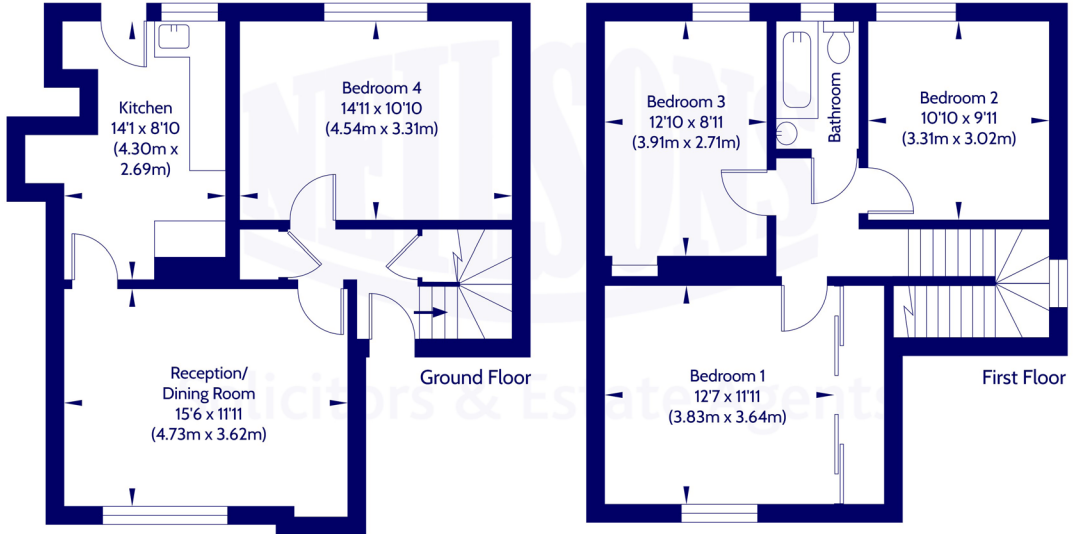
## Location

John Street is situated within the popular Midlothian town of Penicuik, which offers an excellent range of local amenities and facilities providing everyday essentials. Further specialised shopping can be found at the nearby Straiton Retail Park with a large M&S food hall, Sainsbury's, Ikea and Costco to name but a few. Reputable schooling is on hand ranging from nursery through to secondary level. The City of Edinburgh bypass is within easy reach linking the main Scottish motorway network system and the bus services within the area link directly to Edinburgh's city centre and surrounding towns. In addition, there is a park & ride service available at Straiton. There is a selection of recreational and sporting facilities throughout the town, including a leisure centre, the well regarded Glencorse Golf Course and the nearby Pentland Hills provide excellent walking terrain.





Approx. Gross Internal Floor Area 104.69 Sq M / 1127 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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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.
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