





## Welcome

Welcome to 8E High Street Penicuik. Originally 'The Store,' this lovely two-bedroom top (second) floor flat forms part of a development of modern contemporary flats, which was completed in 2007 by Westerhouse Developments Ltd. The flat being marketed by McDougall McQueen is located on the second floor and offers flexible and spacious living accommodation. Situated in the very heart of Penicuik, purchasers will benefit from being close to all amenities and transport links. The property is further enhanced with double glazing, gas central heating, a well-proportioned communal roof terrace, and an allocated parking space. Early viewing is highly recommended to avoid disappointment

- Communal secure entrance and reception hall
- Communal stairway
- Hallway with storage and loft access
- Open plan living, dining, and kitchen area with stairs to the mezzanine level, superbly fitted kitchen with a range of base and wall units, gas hob, stainless steel splashback, oven, extractor, integrated microwave, integrated fridge freezer, integrated dishwasher, and new integrated washing machine
- Mezzanine level serving as a sitting room or office area with large built-in store cupboard
- Main bedroom with rear facing window
- En-suite shower room with corner shower, wc, sink, and towel radiator
- Bedroom two with rear facing window.
- Superb bathroom with double ended bath with mid mount tap, wc, sink, and towel radiator
- Double glazing and gas central heating
- Communal roof terrace garden area
- Allocated private parking





## Penicuik

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Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian and therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. Further facilities can be found at the impressive Straiton Retail Park which contains several 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 skiing at Hillend. 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

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Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated appliance, free-standing white goods or any movable item included in the sale as these items are deemed sold as seen.



# Get in touch

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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.

