





Welcome

Well presented two bedroom upper villa, enjoying its own main door access and benefiting from a private garden and driveway, located in the popular town of Penicuik just to the South of Edinburgh.

The property is in turn key condition with fresh decor throughout and would make a lovely home within a popular residential area. The property comprises two well proportioned bedrooms, a spacious living room with space for dining area. The modern kitchen with dual aspect and a lovely range of cream shaker style wall and base units, 5 ring gas cooker and extractor fan (included in sale), ample worktop space finished off nicely by the mosaic style tiling, integrated washing machine, dishwasher and fridge freezer. Completing the accommodation is the bathroom with 3 piece suite with shower over bath and a window giving natural light. The property also benefits from gas central heating, double glazing and a useful floored attic with power.





Penicuik

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

Extras

Included in the sale is the cooker, shed and window coverings as seen at the viewing.



Get in touch

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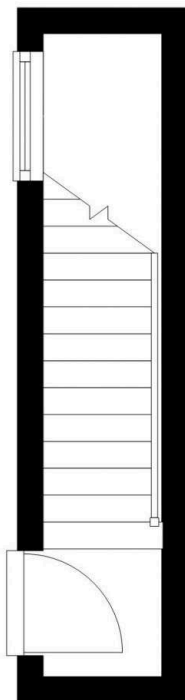
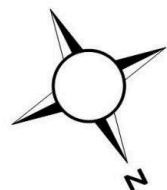
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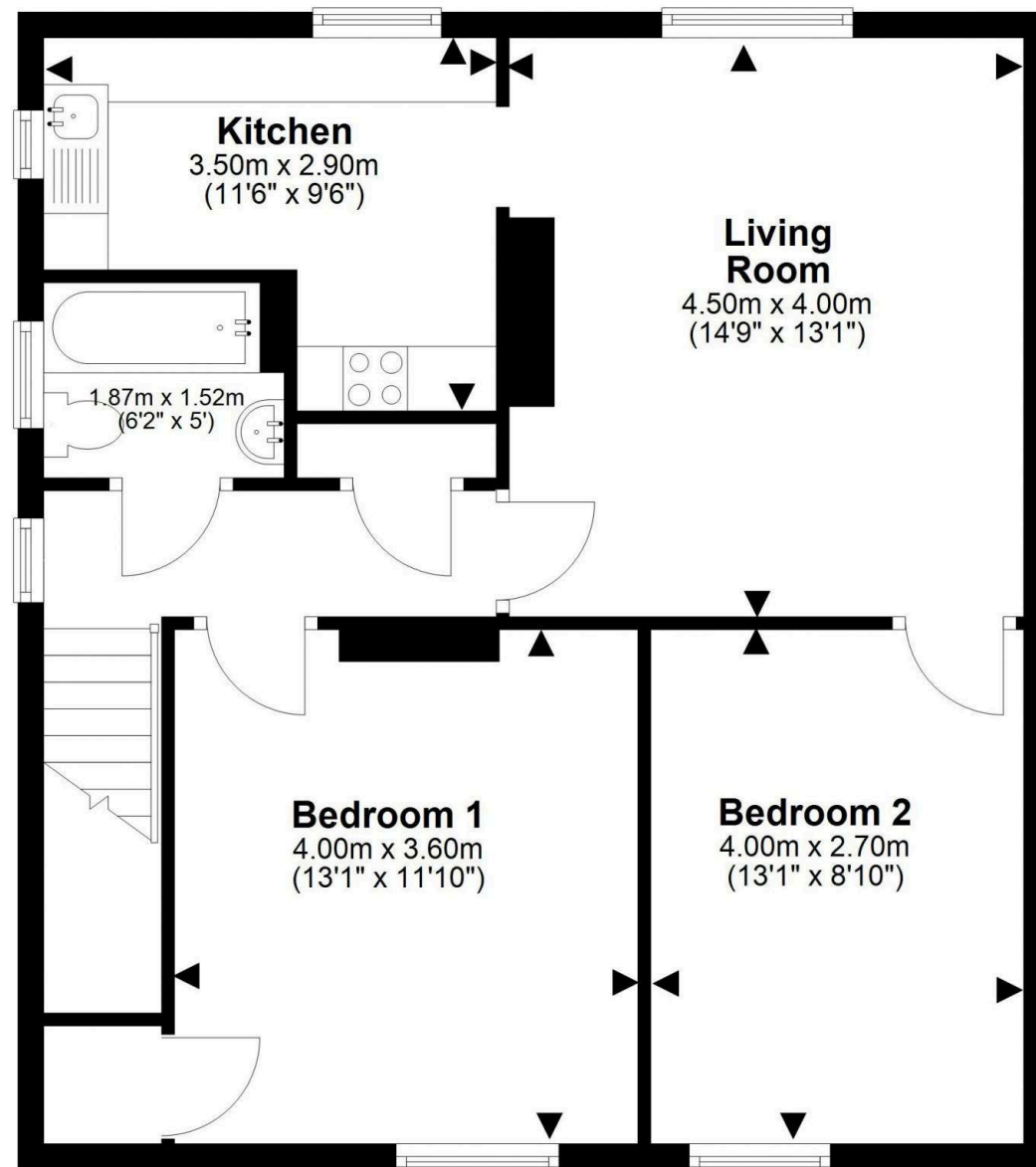


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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