

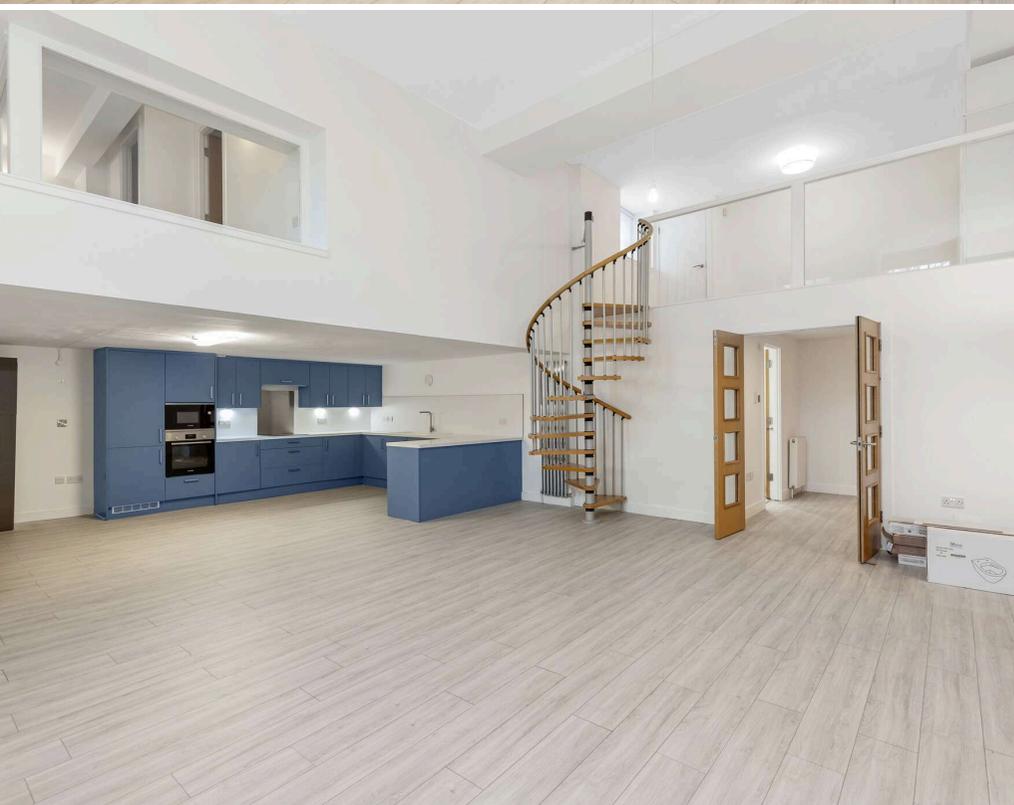




Welcome

Welcome to 8B High Street, Penicuik - an exceptional ground floor Duplex apartment, meticulously refurbished and forming part of a remarkable 2006 conversion of the iconic Grade C Listed Penicuik store building. This stylish residence blends historic charm with contemporary design, offering an open plan living, kitchen, and dining space at its core. The property features a ground floor bathroom, and a versatile mezzanine level accessed via an elegant spiral staircase. The upper level boasts a hallway with a study area, two spacious double bedrooms, including one with an en-suite shower room. Enjoy dual access from both street level and the first floor with convenient car park entry. Two enclosed private patios, one on each level, provide some private outdoor space. The development offers a secure entry system, residents' private car park, bike storage, and an impressive communal stairway featuring a cupola, leading to a shared rooftop garden terrace and social space with breathtaking views over the surrounding countryside. Allocated parking is situated to the rear of the building. This outstanding Duplex property, ideally positioned on Penicuik's sought-after High Street, is perfect for first-time buyers, investors, and professional couples. Early viewing is highly recommended to appreciate all this fabulous home has to offer.

- Communal secure entry system
- Entrance hallway with storage
- Gorgeous family bathroom with bathtub, taps and shower attachment, bowl sink and vanity unit, wc with wall flush, heated towel radiator and wall mirror
- Spacious open plan living, dining and kitchen area with stairs to the upper level, and spiral staircase to a mezzanine level which can be used as an office, second lounge or bedroom, and door to a ground floor patio
- Newly fitted stunning kitchen, featuring a host of new integrated appliances including ceramic hob, stainless steel splashback, extractor, oven, microwave oven and grill, fridge freezer, dishwasher and washer dryer, units with lighting, and worktops with matching splashbacks
- Galleried mezzanine level which can be used as an office, second lounge or bedroom area featuring built-in storage
- Upper hallway with glass balustrade, study area, access to a second patio area and the resident's car park
- Main double bedroom with wall lights and built-in wardrobes
- Lovely newly fitted en-suite shower room
- Second double bedroom with fitted wardrobes and storage
- Gas central heating and double glazing
- Communal garden roof terrace and social area providing stunning town and countryside views







Penicuik

Penicuik is a thriving town nestled on the northern edge of the Pentland Hills, offering a harmonious blend of scenic countryside charm and modern amenities. Renowned for its picturesque surroundings, the town provides easy access to an array of outdoor pursuits including walking, cycling, and golf, while still boasting excellent local shops, supermarkets, and cosy cafés. Penicuik benefits from convenient transport links to Edinburgh city centre, making it an ideal location for commuters seeking a tranquil retreat without sacrificing connectivity. The area is served by well-regarded schools and a strong sense of community, ensuring it remains a popular choice for families and professionals alike.

Agent's note:

This property is factored by Taylor Martin Property Management Ltd with an approximate monthly fee of £125 and is inclusive of the building's insurance. Further information on the factors can be found via the factors website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. No warranty applies to any integrated appliance (although a manufacturer warranty may apply) or movable goods and these items are deemed to be sold as seen.





Get in touch

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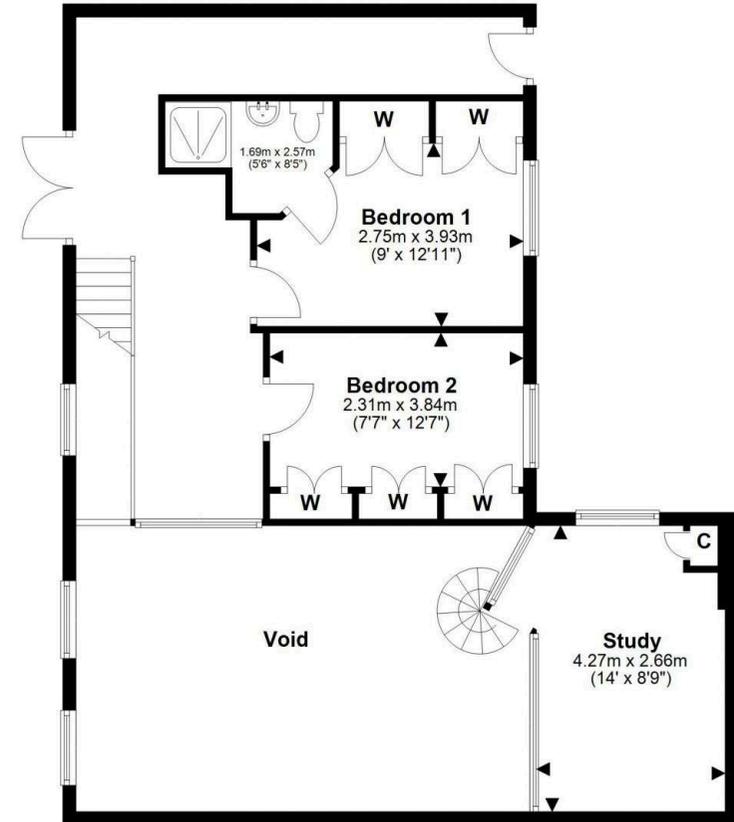
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Edinburgh EH10 4EQ



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.



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.