





Welcome

Welcome to 179 Rullion Road, Penicuik - a bright and spacious extended three-bedroom chalet-style semi-detached home, ideally positioned within a popular and highly sought-after residential area of the charming Midlothian town of Penicuik. This property enjoys proximity to local schools and amenities, making it perfectly suited for family living. The interior is presented in good clean order throughout, whilst externally there are private garden grounds to both the front and rear, as well as a garage and parking area to the rear. Further benefits include new double glazing and gas central heating with recent boiler replacement. This bright family home, combined with its excellent location, is certain to generate significant interest. Early viewing is highly recommended.

- Entrance porch
- Open plan, spacious living room with stairs to the upper level, front facing window, and living flame gas fire (no warranty)
- Dining room with rear facing window, and built in storage and display unit
- Extended breakfasting kitchen with a range of base and wall units, worktops and matching splashbacks, a full range of integrated appliances, and space for a table and chairs
- Upper hallway with store cupboard, side facing window, and loft access
- Double bedroom with window to the front and built-in storage
- Double bedroom with window to the rear and fitted mirrored wardrobes
- Spacious third bedroom with window to the front and over stair storage
- Lovely family shower room with corner shower, full width vanity unit with sink and wc, fully tiled with heated towel radiator
- Gas central heating (recent boiler) and new double glazing
- Private front and rear gardens with ample space to relax and entertain
- Detached garage to the rear with light and power, newly fitted roof, and door







Penicuik

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

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 appliance or any movable items included in the sale as these are deemed sold as seen. Other items may be available by negotiation.





Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

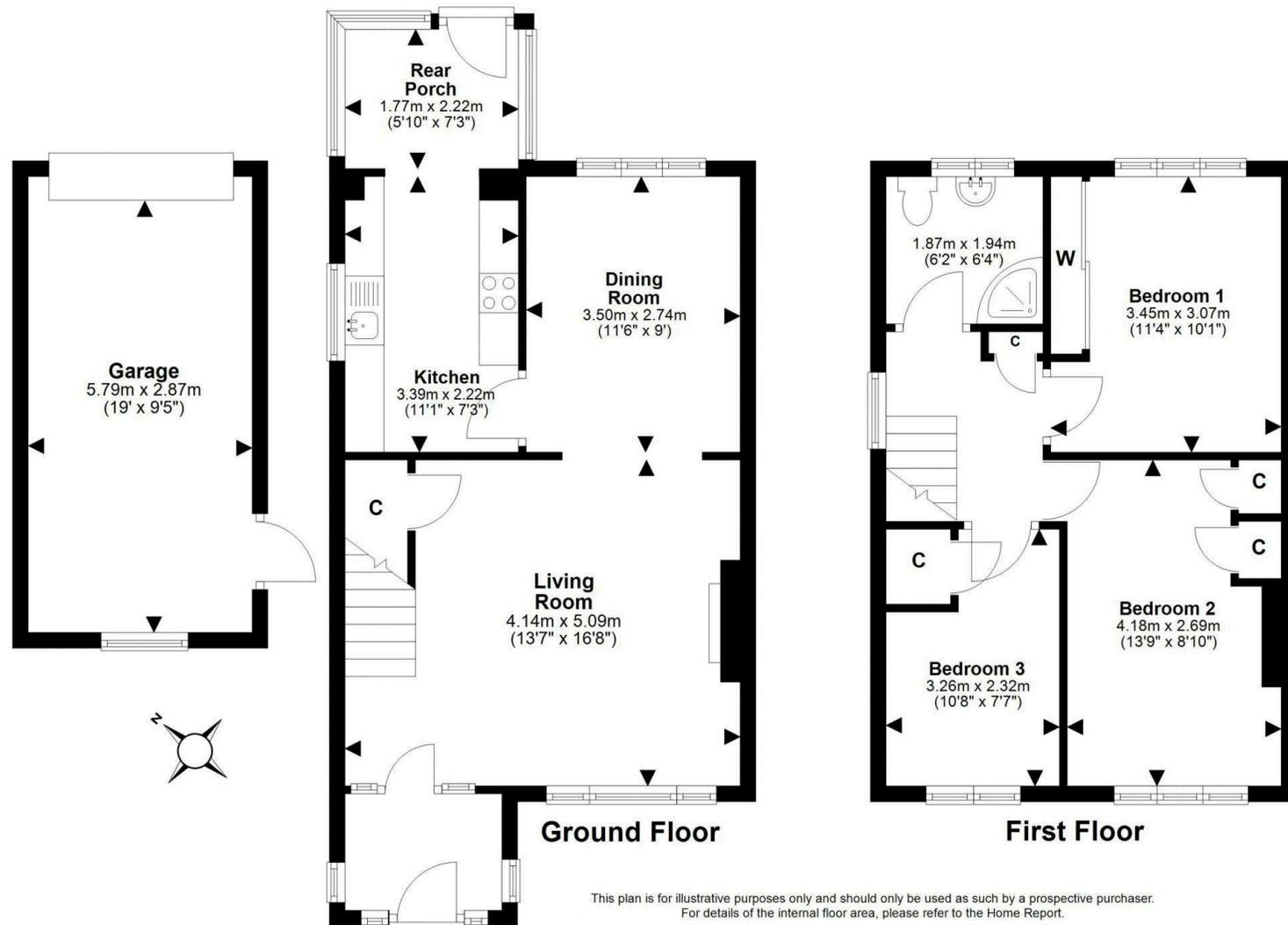
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
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.