



## 145 Rullion Road, Penicuik, EH26 9JB

Bright and spacious three-bedroom semi-detached villa set over two storeys, situated in the highly sought-after Midlothian town of Penicuik. Recently redecorated throughout, the property features a newly installed contemporary kitchen and new plywood flooring laid throughout. Further benefits include gas central heating (see disclaimer), double glazing, private gardens, a driveway, and a single garage. With minor finishing touches, this property would make an excellent family home.

The accommodation comprises:

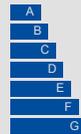
- Entrance porch / vestibule
- Generously proportioned living and dining room with picture window to the front and triple window formation to the rear, providing excellent natural light
- Newly installed modern kitchen fitted with a range of sage shaker-style wall and base units, laminate worktops, inset stainless steel sink, and appliances including gas hob, electric fan oven, undercounter fridge and freezer (washing machine excluded)
- Two well-proportioned double bedrooms located on the upper level
- Third bedroom / home office
- Fully tiled bathroom comprising wash hand basin, WC, and bath with shower over
- Landing with hatch and Ramsay ladder providing access to the attic, offering excellent additional storage.



### VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

[WWW.DMDLAW.CO.UK](http://WWW.DMDLAW.CO.UK)

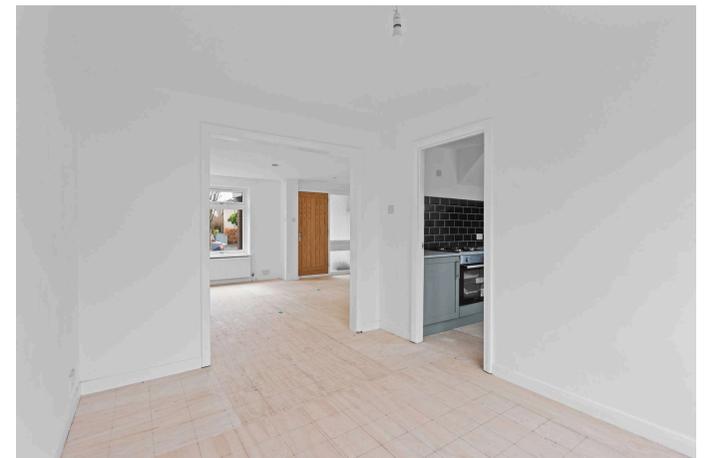


EPC RATING  
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## Location

Penicuik is a thriving Midlothian town located approximately seven miles south of Edinburgh, making it ideal for commuters. A regular bus service operates nearby, and excellent road links-including the A720 Edinburgh City Bypass, A701, and A702-provide easy access to Edinburgh and beyond.

The town offers a wide range of local amenities including pedestrianised shopping areas, Tesco and Lidl supermarkets, banks, cafés, bars, restaurants, and a leisure centre with gym and swimming pool facilities. Well-regarded primary and secondary schooling is available locally.

The surrounding countryside provides excellent opportunities for outdoor pursuits such as walking, cycling, and golfing, with Valleyfield Pond bird sanctuary close by. The Pentland Hills and nearby retail parks are also within easy reach.

## Outside and Gardens

The front garden is designed for ease of maintenance and incorporates off-street parking leading to a single garage equipped with power and lighting. The fully enclosed rear garden is predominantly laid to lawn, offering a safe and secure environment suitable for children and pets.

## Extras and disclaimer

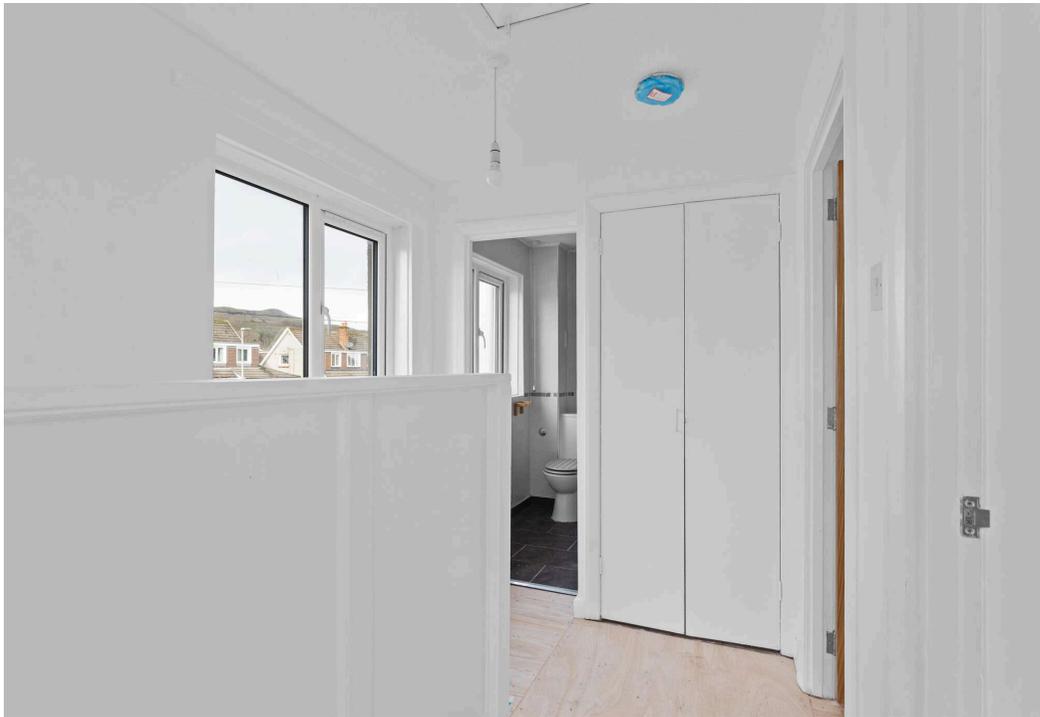
The fixed floor coverings, light fittings and kitchen appliances are included in the sale.

The central heating and hot water system is not in proper working order. No warranty is given in respect of the boiler or central heating system. For the avoidance of doubt, the Services Clause contained within the Scottish Standard Clauses (Edition 6) shall be excluded from the missives. The property is sold as seen, and purchasers must satisfy themselves as to the condition of the system and reflect this in their offer.

## Council tax

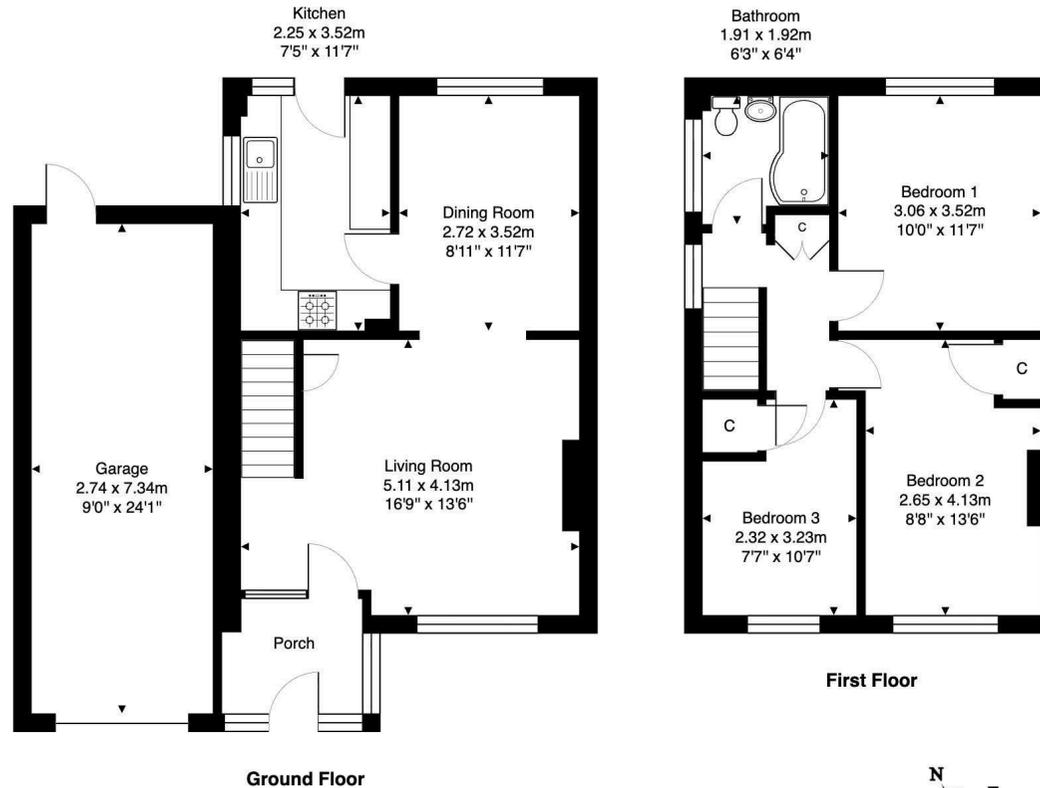
It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.







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Total Area: 84.3 m<sup>2</sup> ... 908 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only.



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Offers can be submitted in writing, fax or email:

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