





Welcome

Welcome to 28D Kirkhill Road, Penicuik - a bright and spacious one-bedroom second floor flat forming part of a traditional building with similar style properties in a central location near the town centre. The accommodation is presented to the market in excellent condition throughout having been improved and upgraded by its current owner. The property benefits from gas central heating, double glazing, and upgrades to the kitchen and bathroom. There are well maintained communal gardens to the rear of the building and on street parking. This property will suit a host of potential purchasers and given its superb central location we would recommend viewing at your earliest convenience.

- Superb sought-after central residential location
- Communal entrance to the rear of the building with ground floor storage
- Entrance vestibule
- Spacious living and dining room with rear facing window and built-in storage
- Kitchen with a range of base and wall units, electric cooker, washing machine, and fridge freezer
- Inner hall with boiler store cupboard
- Double bedroom with front facing window and built-in wardrobes
- Shower room, double shower base with raindrop shower and attachment, sink with vanity unit, wc, and heated towel radiator
- Gas central heating and double glazing
- Communal garden grounds
- Ample on street parking





Penicuik

Penicuik lies approximately seven miles to the south of Edinburgh and is one of the largest towns in Midlothian. It therefore, provides a wide range of convenience shopping together with a variety of recreation and leisure facilities. 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, cooker, and free-standing appliances. No warranty applies to any integrated or free-standing white or movable goods and these items are deemed to be sold as seen.

Get in touch

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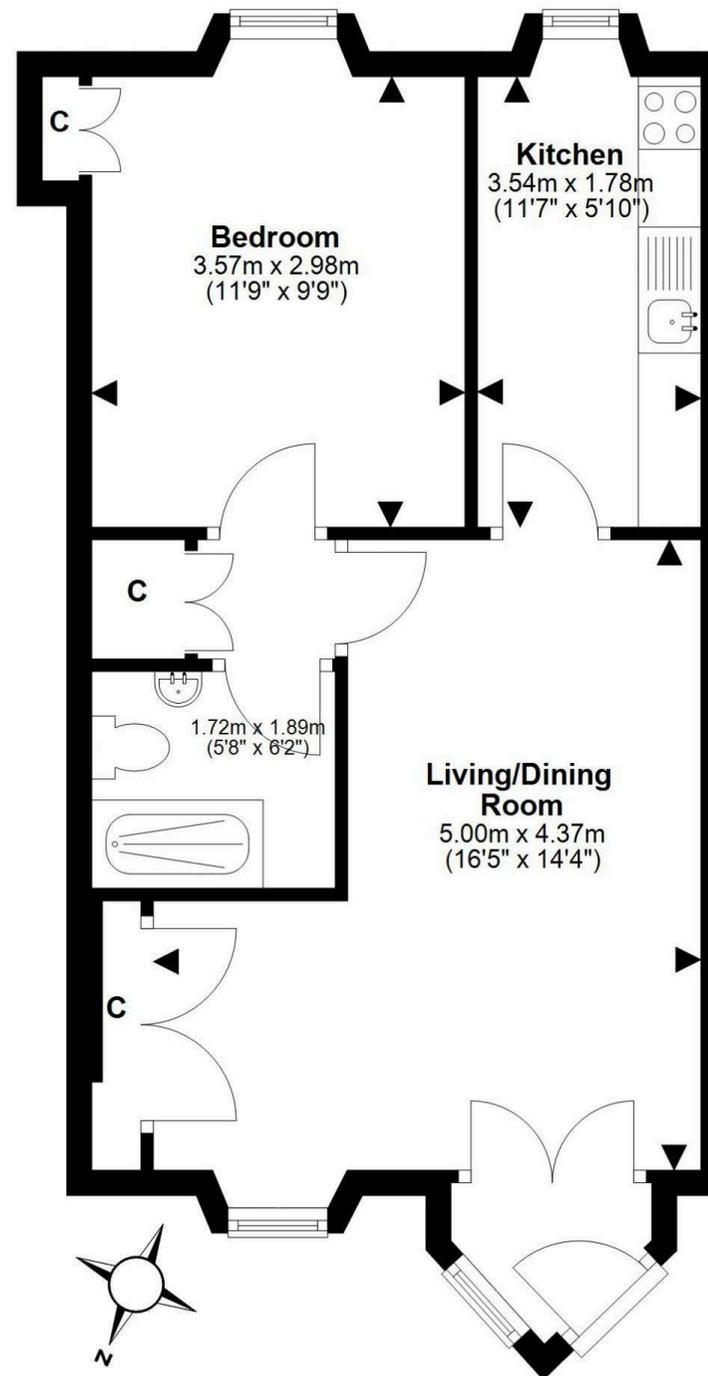
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EH22 1JB

Bruntsfield Office:

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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.