Positioned on Penicuik’s historic West Street, this traditional main-door upper flat promises a unique two-bedroom home with a wonderful south-facing aspect and tremendous development potential.
**29 WEST STREET, PENICUIK**

Nestled on West Street, which is home to several buildings of historical significance, this two-bedroom main-door upper flat represents a rare opportunity to acquire an enchanting period home in Penicuik.

Characterised by generous proportions and traditional features, the property would now benefit from some degree of upgrading, yet offers an appealing prospect for a first-time buyer, buy-to-let investor or seasoned property developer. Unrestricted parking is available directly adjacent and the flat is within easy walking distance of local services, amenity and transport links.

A traditional close allows access to the private garden and main door to the rear, which open into an entrance hall with useful storage. At the top of the internal staircase is a landing with further storage, followed by an inner hall. Here exposed floorboards, which continue throughout the property, instantly set the traditional tone for the accommodation to follow. Leading off the hall are a convenient two-piece WC, a dual-aspect double bedroom with fitted wardrobes and the impressive living/dining room. Bathed in light from south-facing windows, the living/dining room proves flexible space for flexible configurations and flows into another inner hall on the other side of the flat. Here you’ll find the well-appointed kitchen, another exceptionally bright and spacious double bedroom and the contemporary shower room.

The kitchen is equipped with ample fitted storage and workspace, plus a freestanding cooker, fridge, freezer, washing machine and tumble dryer. The property further benefits from a large, partially floored storage loft. Gas central heating and double-glazed windows ensure year-round comfort and efficiency.

The property enjoys use of a low-maintenance, gated private garden to the rear, as well as unrestricted on-street parking directly adjacent. EPC Rating - E.

**Extras:** All fitted floor coverings, curtains, blinds, light fixtures and freestanding appliances are included in the sale.

**AREA**

Situated just five miles outside Edinburgh at the foot of the picturesque Pentland Hills, the thriving town of Penicuik offers a sought-after country lifestyle with all the advantages of city living. The bustling town centre is home to a selection of high street stores and independent retailers, various cafés, pubs and restaurants, and a choice of major supermarkets. More extensive outlets are available at nearby Straiton Retail Park. Residents of Penicuik are spoilt for choice when it comes to sport and fitness activities, including a state-of-the-art leisure centre, sports clubs and golf courses, as well as a wealth of outdoor activities in the surrounding countryside – from challenging hiking, mountain biking and snow sports in the Pentland Hills, to relaxed strolls or cycles along the River North Esk.

Penicuik is served by five primary schools and two high schools, and is ideally situated for some of the finest independent schools in the country. Thanks to its southerly location Penicuik enjoys mild and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 networks. The town also enjoys excellent public transport links into the city centre including express commuter services.
These particulars are believed to be accurate but are not guaranteed and do not form part of any contract. All measurements are taken in metres with laser meter and are approximate. Appliances mentioned in these particulars are believed to be in working order but have not been tested. Our client reserves the right to accept an offer without fixing a closing date, and if a closing date is fixed our client will not be obliged to accept the highest or indeed any offer. The seller reserves the right to reject any subjective offers. The date of entry may be material.