

# 8G High Street

PENICUIK, MIDLOTHIAN, EH26 8HW



*Spacious One Bedroom Flat with Feature Mezzanine level, Situated in Midlothian's Popular town of Penicuik*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

McEwan Fraser Legal is delighted to present this stylish and versatile one-bedroom flat in the heart of Penicuik. The property is in walk-in condition, offering flexible accommodation and finished to a high standard throughout. Its location provides convenient access to local amenities, excellent transport links, and picturesque countryside views.

# THE LIVING ROOM/KITCHEN



Inside, the property comprises:

- A fully equipped open-plan kitchen, living, and dining area, beautifully designed and flooded with natural light, creating an inviting space for entertaining or relaxing.
- A unique mezzanine level offering flexible accommodation, perfect for use as a home office, additional lounge area, or even a guest space.



# THE MEZZANINE





- One spacious master bedroom with excellent storage and an en suite bathroom.
- A second modern family bathroom, complete with both a bath and shower.

## THE BATHROOM



# THE BEDROOM



In addition, the property benefits from a communal roof terrace, providing a fantastic outdoor space to enjoy the surrounding views and fresh air, allocated parking ensuring convenience and security for residents, and excellent built-in storage solutions, making the flat both functional and spacious.

This is a rare opportunity to acquire a modern and versatile flat in a central location with excellent amenities and transport links. Perfect for first-time buyers, professionals, or investors looking for a high-quality property in a desirable area.

# THE ROOF TERRACE & VIEW

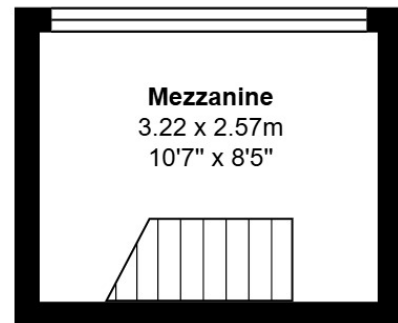
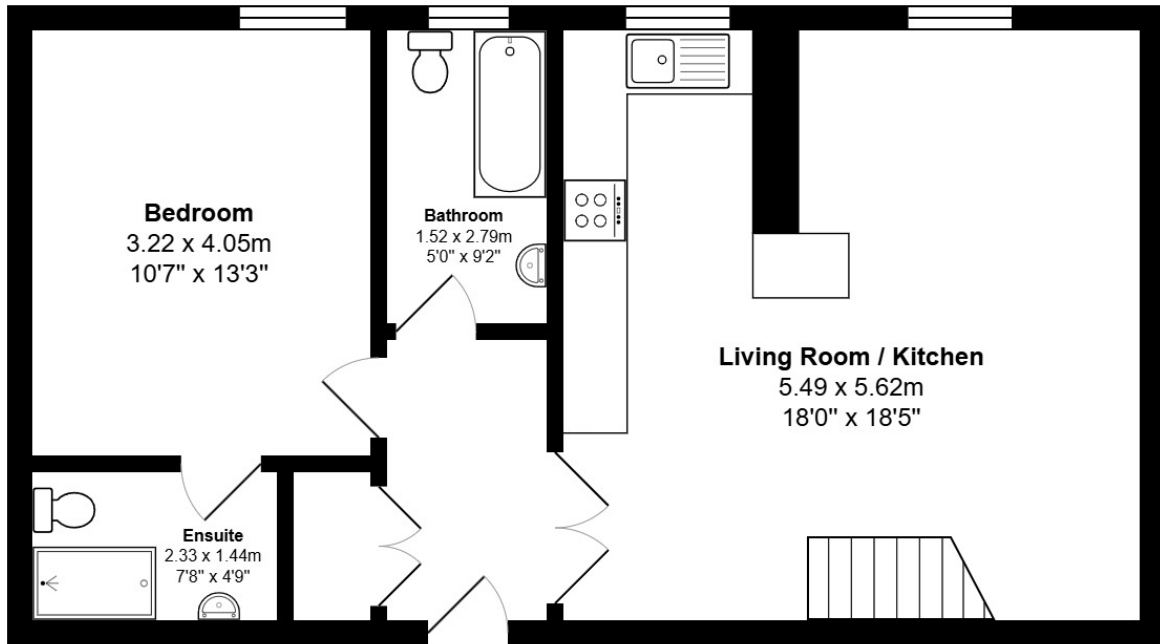


# THE COMMUNAL HALL & STAIRS



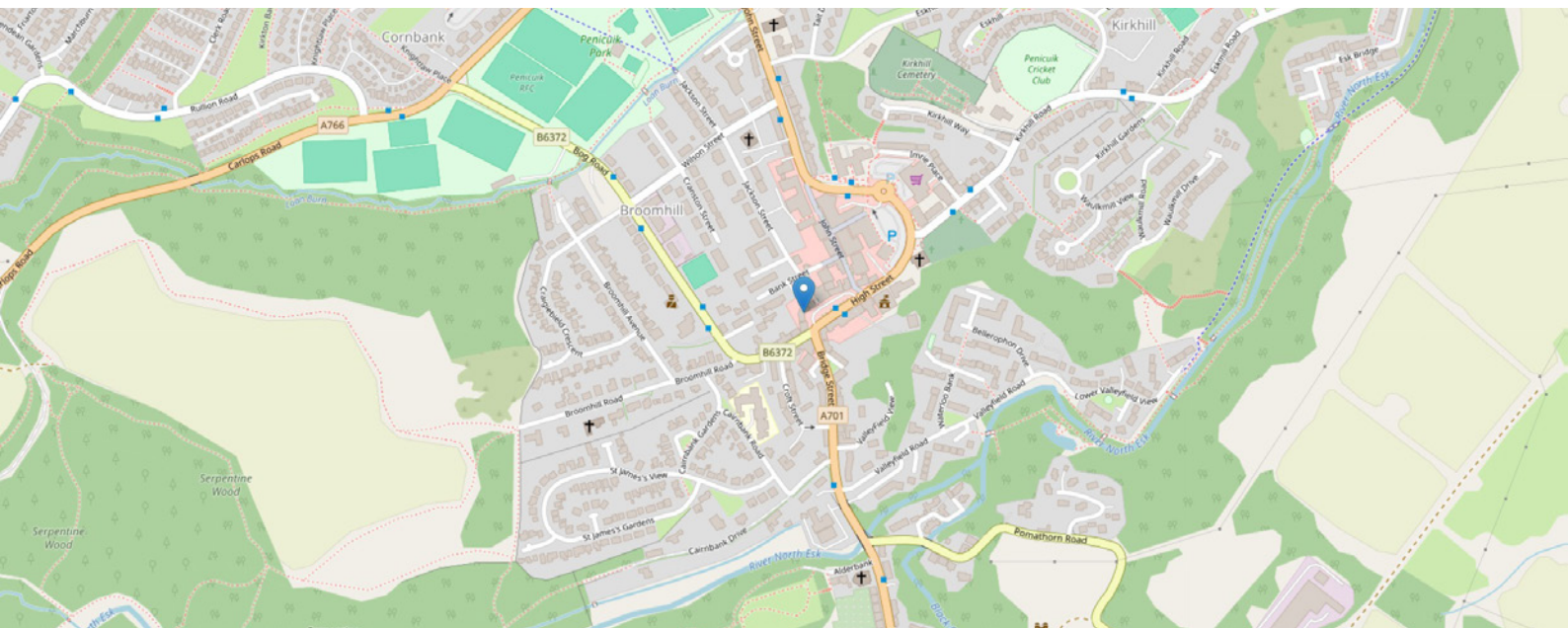


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C



# THE LOCATION

For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the southwest of the City, nine or ten miles from Edinburgh's City Centre, close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends from here right into the borders. In terms of travelling time, Princes Street to Penicuik is generally a twenty-five to thirty-minute drive, except at the busiest of times.





Being a self-contained, independent township, Penicuik is well served with every possible shopping facility, service and amenity. Much of the town centre is pedestrianised, making shopping both pleasant and entirely safe. Apart from the extensive variety of small shopping facilities, there is a branch of Lidl and a Tesco Superstore. Slightly further afield, a ten-minute drive takes you to Straiton Retail Park where you will find a selection of shops including Asda, IKEA, Costco, Sainsbury and Marks & Spencer.

The town centre provides a wide choice of building society, banking, post office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik are a number of Primary and Secondary schools of both denominations. Just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool.

For those whose jobs require them to travel throughout Scotland, Penicuik is an excellent position. Only ten minutes away lies the Edinburgh City bypass, which gives access to all main routes, whilst Penicuik itself is on the main road to Peebles and all points south, and just off the road directly to Carlisle, which also gives easy access to Clyde Valley and the City of Glasgow.



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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