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16 Ravelsykes Road

PENICUIK, EH26 9JG



PENICUIK

Penicuik is a thriving township lying to the south-west 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. The property is well supported with bus routes that offer rush hour express routes and travel into Edinburgh's city centre.

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's and Marks & Spencers.

The town centre provides a wide choice of building societies, banking, Post Office services and a health centre, which provides very comprehensive services, including those of a dentist. Throughout Penicuik, there are a number of Primary and Secondary schools of both denominations.

For leisure activities, just off Carlops Road, at Penicuik High School, is Penicuik Leisure Centre with a library and swimming pool. Further leisurely activities can be found near the property including a large park with a playground area, and extensive woodland walks within two minutes by foot.





LOUNGE / KITCHEN



16 RAVELSYKES ROAD

New on the market is this desirable two bedroom semi-detached villa, forming part of a popular residential area in Penicuik.

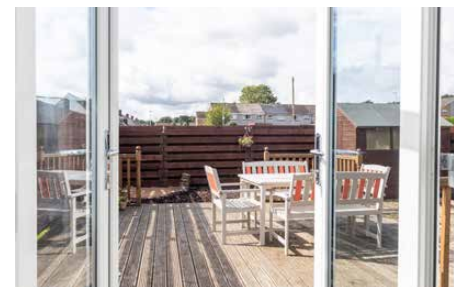
Internally the property is in excellent order and has been well cared for by the current owners. Briefly consisting of an entrance hallway, a spacious open lounge with a feature gas fire, the room is flooded with the natural light from the front and provides access to a modern fully equipped dining kitchen with ample wall and base units, integrated appliances and access to the conservatory at the rear. A bright and spacious conservatory could make an ideal family room for children or a great place to relax, the room provides access to the rear garden and completes the ground floor.

On the first floor, there is a well-proportioned master bedroom at the front with built-in wardrobes, the second double bedroom has plenty of space for free-standing furnishings should you require and a fresh, three-piece bathroom with shower completes the rooms. The property further benefits from attic space, gas central heating and double glazed windows that will ensure a warm yet cost-effective living environment.

Externally there is an easy to maintain garden to the front with laid lawn, a large driveway to the side which can accommodate three cars, with a carport and single garage and a secure, well-maintained garden to the rear with decking area for entertaining. More than adequate on-street parking is also available.

Early viewing is advisable as this property is expected to be popular with a variety of buyers.

"THIS WELL-PROPORTIONED PROPERTY IS IN TRUE WALK-IN CONDITION"





BEDROOMS / BATHROOM

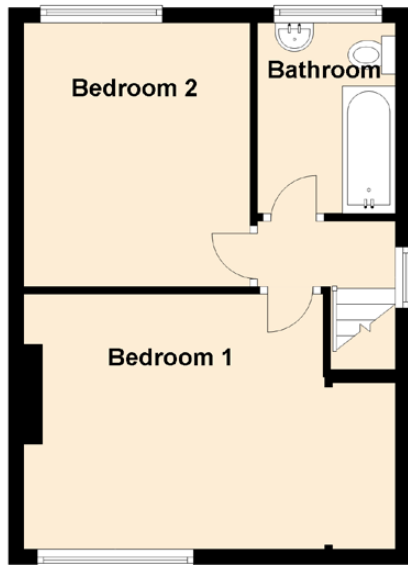
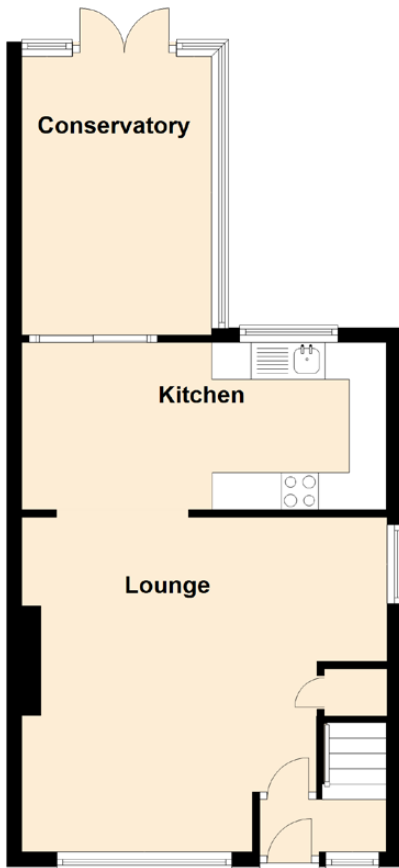
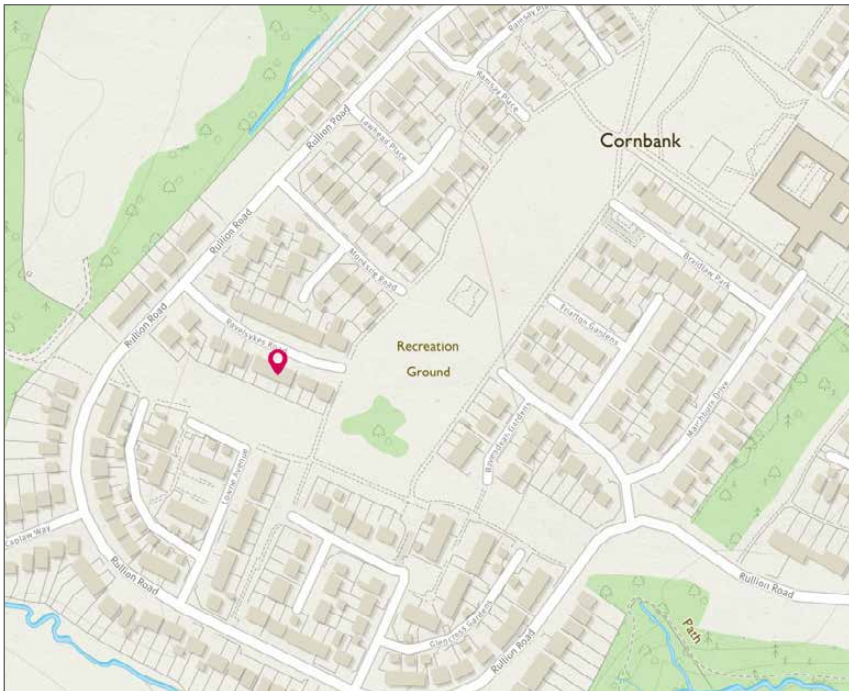


FLOOR PLAN, DIMENSIONS, LOCATION

Approximate Dimensions (Taken from the widest point)

Lounge	4.93m (16'2") x 4.52m (14'10")
Kitchen	4.92m (16'2") x 2.26m (7'5")
Conservatory	3.76m (12'4") x 2.56m (8'5")
Bedroom 1	4.90m (16'1") x 3.36m (11')
Bedroom 2	3.47m (11'5") x 2.98m (9'9")
Bathroom	2.51m (8'3") x 1.84m (6')

Gross internal floor area (m²): 76m² | EPC Rating: C



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Text and description
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