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226 Rullion Road

PENICUIK, MIDLOTHIAN, EH26 9JF

LOCATION-PENICUIK

MIDLOTHIAN, EH26 9JF

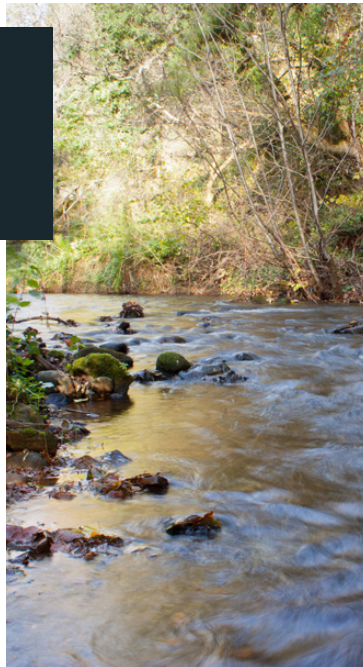
For those who are entirely unfamiliar with this area, Penicuik is a thriving township lying to the south-west of the city, approximately ten miles from Edinburgh's city centre and close to the Pentland Hills. It is an attractive little town completely surrounded by open countryside, which extends right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

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. 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 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.



226 RULLION ROAD

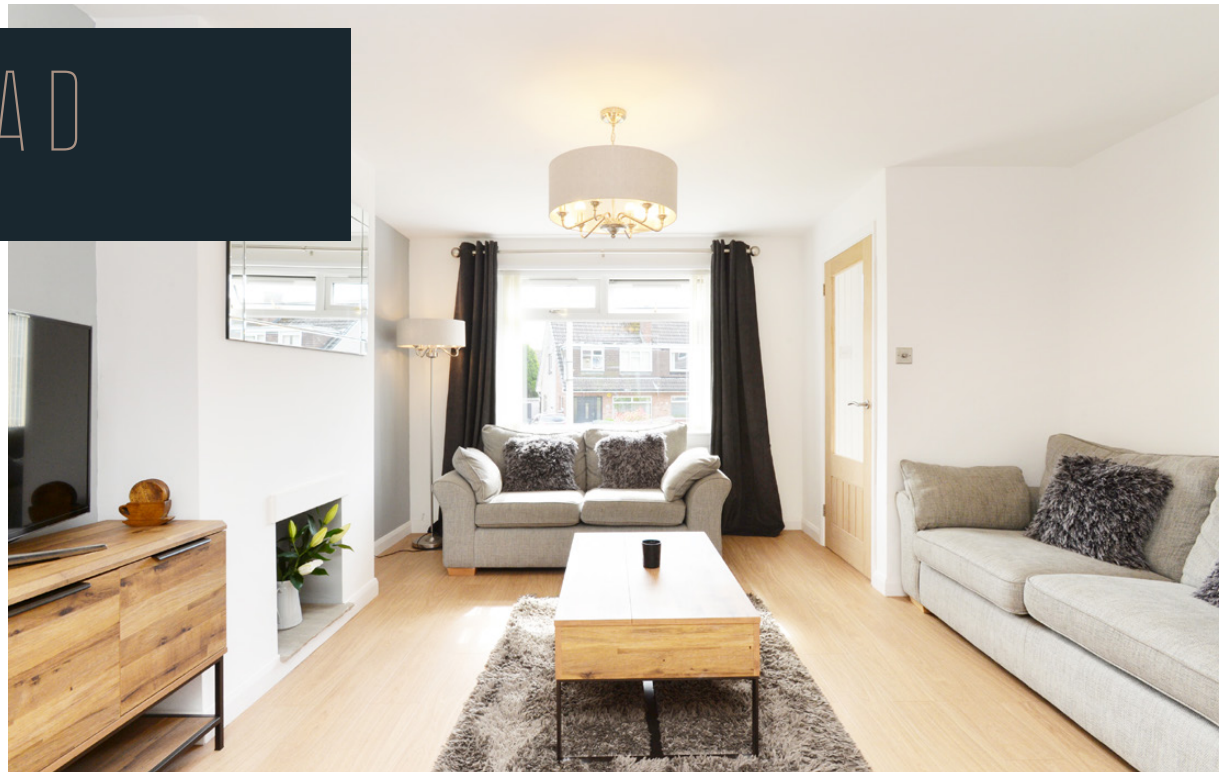
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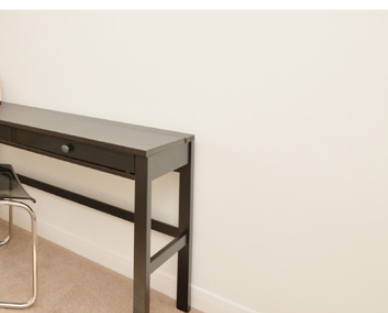
An excellent opportunity has arisen to acquire this highly desirable three bedroom, semi-detached house, making for an ideal family home. Well located in a quiet and friendly estate within the popular Midlothian town of Penicuik. Viewing of this property is highly recommended.

Internally the accommodation is in excellent decorative order, benefiting from recent modernisation works, while briefly consisting of a spacious entrance hallway access to the bright and spacious lounge which has the bonus of space for potentially installing a log burner, the kitchen is fitted with plenty wall and base units as well as appliances and dining area this whole area is very modern and contemporary and has been tastefully thought through by the current owners. From the Kitchen/Diner you can access both the utility room/WC and the sun room both providing access to the rear garden

The upstairs of the property is accessed via the entrance hallway and leads up to the three well proportioned bedrooms two of which are spacious doubles and the third is a single room which could be an excellent home office space.

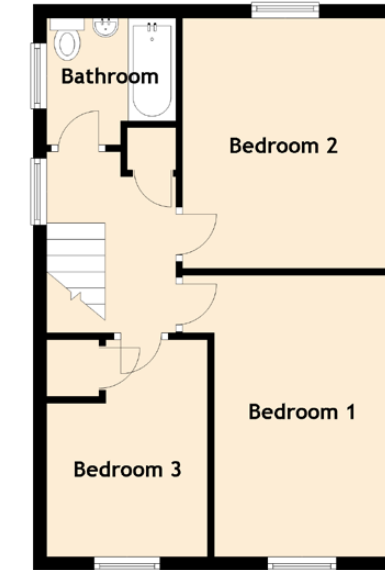
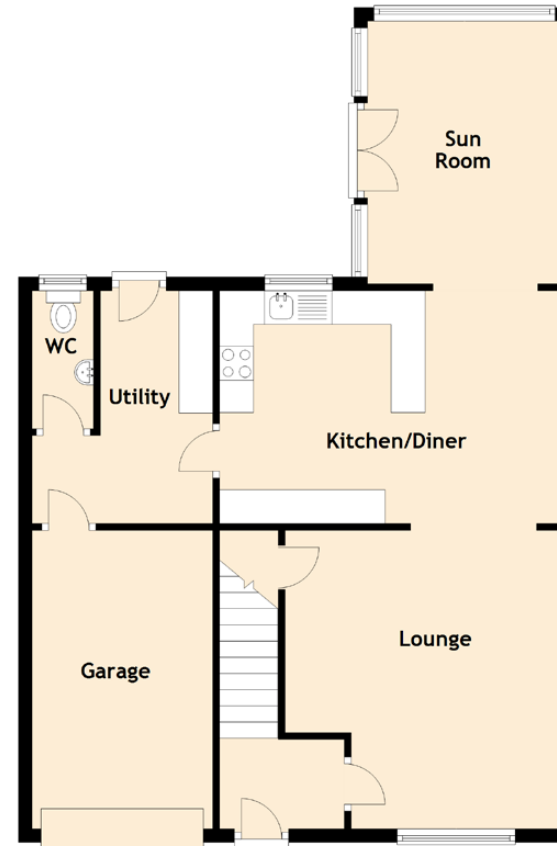
This property also benefits from gas central heating and full double glazing. Private gardens grounds surround the property and are enclosed by fencing. A single garage (with power and light) and driveway allow for secure off-street parking for two/three cars, as well as more than adequate on-street parking to accommodate for visitors.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 4.12m (13'6")
Kitchen/Diner	5.07m (16'8") x 3.49m (11'5")
Sun Room	3.88m (12'9") x 2.87m (9'5")
Utility	3.44m (11'3") x 2.67m (8'9")
WC	2.04m (6'8") x 0.91m (3')
Bedroom 1	4.16m (13'8") x 3.05m (10')
Bedroom 2	3.49m (11'5") x 3.05m (10')
Bedroom 3	3.20m (10'6") x 2.34m (7'8")
Bathroom	1.90m (6'3") x 1.87m (6'2")
Garage	4.41m (14'6") x 2.67m (8'9")

Gross internal floor area (m²): 97m² | EPC Rating: D

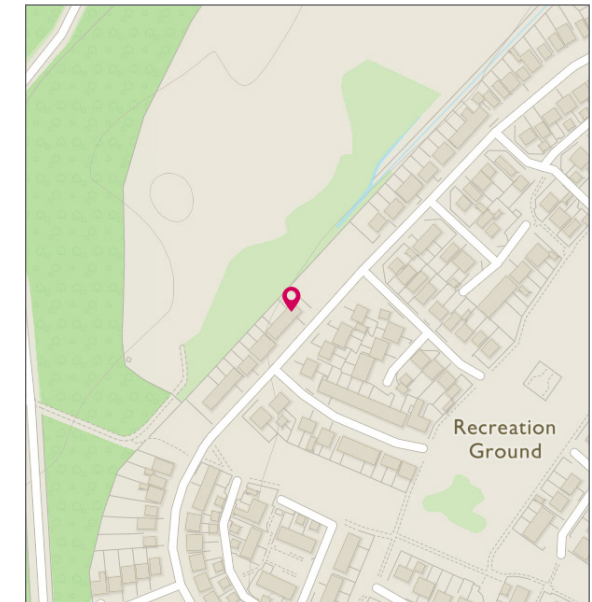


Image credit: <https://www.edinaxsurvey.co.uk/emap/>

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Text and description
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Photographer



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